

COMMITTEE REPORT

Committee: West/Centre Area
Date: 20 January 2010

Ward: Dringhouses and Woodthorpe
Parish: Dringhouses/Woodthorpe
Planning Panel

Reference: 09/02241/FUL
Application at: 2 Summerfield Road York YO24 2RU
For: Pitched roof single storey side and rear extension.
By: Mr Warren Mapplebeck
Application Type: Full Application
Target Date: 5 February 2010

1.0 PROPOSAL

1.1 This application seeks permission for the erection of a single storey side and rear extension to provide additional living space and garage, further to the removal of the existing flat roofed attached garage to the side.

1.2 This modern semi-detached dwelling lies within a residential area of similar style dwellings, outside of the Conservation Area. The dwelling is set back from the highway by open-plan gardens to the front.

1.3 The application is to be heard at Committee due to the applicant being an employee of City of York Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding GMS Constraints: Air Field safeguarding 0175

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: West Area 0004

Schools GMS Constraints: Woodthorpe Primary 0239

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 External

Dringhouses/Woodthorpe Planning Panel - No objection

Response to neighbour consultation letters which expired on 13.01.10 - None received up to date of writing

4.0 APPRAISAL

KEY ISSUES

4.1. Visual impact on the dwelling and surrounding area;

4.2 Impact on neighbouring properties

4.3 The relevant development plan is The City of York Council Draft Deposit Local Plan, which was placed on Deposit in 1998. Reflecting points made, two later sets of pre inquiry changes (PICs) were published in 1999. The Public Local Inquiry started in 1999 but was suspended by the Inspector for further work to be done on the Green Belt. A Third Set of Changes addressing this further work was placed on deposit in 2003. Subsequently a fourth set of changes have been drafted and approved by Full Council on 12th April 2005 for the purpose of making Development Control Decisions, on the advice of the GOYH

4.4 DRAFT LOCAL PLAN POLICY CYH7 states that residential extensions will be permitted where (i) the design and materials are sympathetic to the main dwelling and the locality (ii) the design and scale are appropriate to the main building (iii) there is no adverse effect upon the amenities of neighbours.

4.5 DRAFT LOCAL PLAN POLICY CYGP1 states that development proposals will be expected to (i) respect or enhance the local environment, (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials; (iii) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment; (iv) retain, enhance and/or create urban spaces, public views, skyline, landmarks and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view; and (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.6 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that (1.12) Good design and a scale of development that respects the original dwelling and established pattern of development are essential to making a quality extension. An extension in the style of the existing dwelling is likely to be the most acceptable.

ASSESSMENT

4.7 The proposed extension to the side forming the garage and study area is slightly wider than the existing garage and has the addition of a mono-pitched roof. The length along the side boundary will be significantly longer than existing, though due to the modest height proposed, this will not cause significant visual harm. Matching materials to the original dwelling are proposed and the appearance to the front and side will not harm the appearance of the dwelling nor surrounding area.

4.8 The side extension will be adjacent to an area of land containing a pump house and sub-station. Due to the single storey nature of the proposal; the scale, mass and design proposed and distance to the rear boundary of approx. 10 metres, no harm to neighbouring residents to the rear will occur.

4.9 The rear element forming the enlarged lounge area, is of modest projection will not be visible to public view, and is of a scale, mass and design in keeping with the original dwelling and will again not harm the appearance of the dwelling nor surrounding area.

4.10 The major neighbouring impact will be upon No. 4 Summerfield Road. This dwelling has a rear conservatory in place projecting approximately 2 metres adjacent to boundary fencing approx. 1.8 metres in height, lowering to approx. 1.5 metres along this joint side boundary. The longer side element has been kept off this side boundary, thus lessening the impact. The host dwelling is sited north of this neighbouring dwelling, thus no overshadowing will occur; and with the modest height and rear projection, with no windows to face this neighbour, no other loss of amenity due to loss of privacy or loss of outlook will occur.

4.10 Sufficient car and cycle parking will be available with the driveway to the front and proposed garage. Sufficient amenity space will still be available within the good-sized garden to the rear.

5.0 CONCLUSION

It is considered that the proposal will not harm the living conditions of nearby neighbours or the appearance of the dwelling within the surrounding area. Approval is recommended.

6.0 RECOMMENDATION: Approve

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| 1 | TIME2 | Development start within three years |
| 2 | VISQ1 | Matching materials |
| 3 | PLANS1 | Approved plans - Plan No. WMS-AP-001 received on 09.12.09. |

**7.0 INFORMATIVES:
Notes to Applicant**

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to the impact on the residential amenity of neighbours or the impact upon the streetscene. As such the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan and City of York Supplementary Planning Guidance to Householders (Approved March 2001)

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