

COMMITTEE REPORT

Committee: West/Centre Area
Date: 18 February 2010

Ward: Bishopthorpe
Parish: Bishopthorpe Parish Council

Reference: 09/02269/FUL
Application at: 25 The Orchard Bishopthorpe York YO23 2RX
For: Single storey rear extension
By: Ms Ann Ward
Application Type: Full Application
Target Date: 2 March 2010

1.0 PROPOSAL

1.1 This application seeks permission for a rear conservatory measuring 5.6m x 5.6m.

1.2 The property is a two storey detached dwelling that was given approval in 1997 and is situated in a cul de sac of similar properties. The majority of the plot is bounded by 1.8m high fencing with a detached garage forming most of the side boundary to the south. No other extensions are evident.

1.3 The application is required to go to sub-committee as the applicant is an employee of City of York Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001
DC Area Teams GMS Constraints: West Area 0004
Floodland GMS Constraints: Flood Zone 2
Schools GMS Constraints: Archbishop of York's CE Junior 0183

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

INTERNAL

3.1 None

EXTERNAL

3.2 BISHOPTHORPE PARISH COUNCIL - No response to date

3.3 PUBLICITY - The application was advertised by neighbour notification letter. No responses have been received.

4.0 APPRAISAL

KEY ISSUES:-

Visual impact on the dwelling and the area
Impact on neighbouring property

RELEVANT PLANNING POLICY

4.1 Draft Local Plan Policy GP1 states that development proposals will be expected to respect or enhance the local environment, 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; and ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.2 Draft Local Plan Policy H7 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 (iv) proposals respect the spaces between dwellings; and (v) the proposed extension does not result in an unacceptable reduction in private amenity space within the curtilage of the dwelling.

4.3 The City of York Council Supplementary Planning Guidance - Guide to extensions and alterations to private dwelling houses (2001) states that the basic shape and size of the extension should be sympathetic to the design of the original dwelling. Conservatories should be sited to the side or rear of the dwelling. They should have pitched roofs and the materials should match those of the main property. Obscure glazing should be considered for windows that face neighbours property or gardens. Alternatively, solid sides to the conservatory can be used, or a permanent fence or wall constructed to the boundary.

VISUAL IMPACT ON THE DWELLING AND AREA

4.4 The conservatory is to be positioned across two thirds of the rear elevation, and will extend the existing kitchen and utility room at the rear of the property. As it will be built around the two storey offshoot, the conservatory will project 5.6m at its longest point and 4m from the two storey offshoot. The conservatory will be mostly glazed with just a 0.2m dwarf wall to the north and west elevations with the other side elevation being constructed in brick adjacent to the existing side elevation of the

garage. Double doors will lead into the garden from the north/side elevation. The scale and design of the conservatory is considered to be sympathetic to the dwelling.

4.5 Whilst the conservatory represents a large extension to this detached property, and will substantially reduce the size of the rear garden, it is felt that the remaining amenity space to the rear would be sufficient for the current and future occupiers of the property. However any further extensions at ground floor level would result in further loss of space and therefore should be resisted.

IMPACT ON NEIGHBOURING PROPERTY

4.6 The conservatory is proposed to be built adjacent the existing detached garage to the side of the property and will not project further than the rear of the garage. As such it will be mostly hidden from view by the occupants of 23 The Orchard and should not have any impact on this property.

4.7 Due to the layout of the cul de sac there is no property to the north/side boundary of the property. No. 24 The Orchard is situated approx. 18m from the location of the proposed conservatory and as such there will be little impact to their residential amenity. Whilst the conservatory will be mostly glazed, the 1.8m fencing to the side boundary will prevent any significant loss of privacy or overlooking.

5.0 CONCLUSION

5.1 The design and scale of the proposal is considered to be sympathetic to the main dwelling and will not cause harm to residential amenity. It is considered that the proposal complies with the requirements of policy GP1 and H7 of the Local Plan and the guidelines contained within the SPG.

6.0 RECOMMENDATION: Approve

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| 1 | TIME2 | Development start within three years |
| 2 | PLANS1 | Approved plans - Drawing bdc 09.73.1 received 15.12.09 |

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 appearance of the dwelling and residential amenity. As such the proposal complies with Policies GP1 and H7 of the City of York Development Control Local Plan and the 'Guide to extensions and alterations to

private dwelling houses' Supplementary Planning Guidance.

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