

COMMITTEE REPORT

Committee: East Area
Date: 11 March 2010

Ward: Heworth
Parish: Heworth Planning Panel

Reference: 09/02266/FUL
Application at: 49 Muncastergate York YO31 9JX
For: Two storey pitched roof side extension following demolition of existing garage
By: Mr And Mrs Draper
Application Type: Full Application
Target Date: 18 March 2010
Recommendation: Approve

1.0 PROPOSAL

1.1 The applicant seeks planning permission to erect a two-storey side extension to the property. The ground floor of the extension is proposed to be used as a garage (with an access door to the front and rear), with the first floor providing an en-suite bedroom.

1.2 The side extension was originally proposed to be 4.05 metres wide. Revised plans were received on 25 February reducing the width to 3.4 metres. It has also been agreed since the application was submitted that the first floor of the extension should be rendered to match the existing house.

1.3 Application Site

The house is a semi-detached two-storey property with a hipped roof. Muncastergate is an attractive residential street containing mainly large semi-detached properties with some variety in house styles and mature vegetation. Although attractive in its own right the street is not within a conservation area and the house is not listed.

1.4 Planning Background

In 1999 planning permission was granted for a 4-metre single storey extension to the rear of the property.

1.5 The application is being referred to Committee at the request of a local Member because of concerns in respect to the impact the extension will have on the living conditions of neighbouring occupiers and the impact on the streetscene.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

2.2 Policies:

CYH7
Residential extensions

CYGP1
Design

3.0 CONSULTATIONS

3.1 Internal

None

3.2 External

Planning Panel - No objections

Neighbours

Objections have been received from the occupier of 47 Muncastergate as well as a resident of Leeds. The objections raised below relate to the plans as originally submitted. The two objectors have been re-consulted in respect to the amended plans - any further comments will be reported to committee.

The issues raised are:

The daylight and sunlight assessment contains inaccuracies and does not indicate the degree of harm to light and outlook.

The development would reduce light to the dining room, a landing that is used as a study, the hallway and the workshops to the side of the house. The impact in respect to sunlight will be particularly significant in the summer as the development is to the west.

Construction work on the extension could damage nearby buildings.

The development is not sensitive to the house and has an overbearing expanse of side wall. Other extensions in the area are smaller in scale.

4.0 APPRAISAL

4.1 The key issues in assessing the proposal are:

- Impact on the amenity and living conditions of neighbours.

- Impact on the appearance of the street.

Impact on Neighbours

4.2 Policies GP1 and H7 of the Local Plan seek to ensure that developments do not unduly affect the living conditions of nearby residents. The proposal will be no closer to properties to the front and rear and it is considered that separation distances to these properties are adequate to avoid harm.

4.3 The main neighbour affected is to the side, 47 Muncastergate. This property has several openings on the side elevation facing the site of the proposed extension. The key openings are an arched window serving a landing area on the first floor and a large ground floor opening serving a kitchen. The case officer visited the property internally. The proposed extension will reduce the level of light reaching the landing. However, notwithstanding the fact that its size makes it possible to accommodate a desk, it is not considered to be a truly habitable area and it is the case that the large arched window is obscure glazed and as such has no significant outlook.

4.4 To the ground floor side elevation is a kitchen window. This will look towards part of the rear side of the proposed extension. It was requested by the case officer that both the depth and width of the extension be reduced to reduce its impact. Because of the desire to retain a suitably sized bedroom the applicant only reduced the width. On balance it is considered that this is sufficient to avoid the development now causing unreasonable harm. In considering this, regard has been given to the fact that an outlook past the rear of the extension will remain (it does not run the full depth of the house) and there is secondary south facing glazing in an external rear door in the kitchen that will not be affected. The kitchen is of a scale that could incorporate a small dining table, however, the house also contains two reception rooms on the ground floor.

Impact on streetscene

4.5 The Council's Supplementary Planning Guidance relating to house extensions seeks to avoid terracing though requiring two-storey side extensions that abut a boundary to be set back at least 500mm from the front elevation. Because the spacing between the sides of properties in Muncastergate is relatively generous and because the spaciousness is an important local characteristic it was felt that a gap should also be retained to the side elevation of the house.

4.6 The applicants have amended their plans to retain a gap of around 1 m to the side garden boundary. The extension is also set back from the front elevation and set down below the main ridge height. It is considered that this is sufficient to ensure that the extension would appear subservient to the house and would not detract from the appearance of the area. It has been conditioned that the materials and detailing of the main house are followed through to the extension.

5.0 CONCLUSION

5.1 It is considered that the amended application is acceptable in respect to the impact on the adjacent occupiers and the impact on the streetscene. It is recommended that the application be approved.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The first floor of the extension shall be rendered to match the first floor of the existing dwelling and the adjacent horizontal brick course followed through into the extension.

Reason: To achieve a visually acceptable form of development.

3 VISQ1 Matching materials

4 The development hereby permitted shall be carried out in accordance with the following plans:-

Revised drawings DO1/877/03A and DO1/877/05 received by the Local Planning Authority on 24 February 2010.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

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 streetscene and the amenity and living conditions of adjacent occupiers. As such the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan and the Council's 'Guide to extensions and alterations to private dwelling houses' Supplementary Planning Guidance.

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