

COMMITTEE REPORT

Committee: East Area
Date: 15 April 2010

Ward: Derwent
Parish: Dunnington Parish Council

Reference: 10/00448/FUL
Application at: 88 Kerver Lane Dunnington York YO19 5SH
For: Single storey pitched roof rear extension
By: Mr Tom Blair
Application Type: Full Application
Target Date: 12 May 2010
Recommendation: Approve

1.0 PROPOSAL

1.1 This application seeks planning permission for a single storey pitched roof rear extension, on a detached property at 88 Kerver Lane, Dunnington.

Size. Projects approx 5.2m to rear. Width, approx 6.8m. Height, approx 2.6m to eaves and approx 3.5m to ridge.

1.2 Relevant property History : None.

Note: The applicant is a current 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: East Area (1) 0003

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 Internal - none

3.2 External

3.2.1 Dunnington Parish Council - Comments awaited (21 day consultation expires 08/04/2010)

3.2.2 Neighbour Response - Comments awaited (expires 08/04/2010)

4.0 APPRAISAL

4.1 Key issue(s): Effect upon neighbouring property

4.2 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.

4.3 Draft Local Plan Policy CYH7 states that planning permission will be granted for residential extensions where: (a) the design and materials are sympathetic to the main dwelling and the locality of the development; and (b) the design and scale are appropriate in relation to the main building; (d) there is no adverse effect on the amenity which neighbouring residents could reasonably expect to enjoy; and (e) proposals respect the spaces between dwellings; and (f) the proposed extension does not result in an unacceptable reduction in private amenity space within the curtilage of the dwelling.

4.4 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that (1.25) extensions should be sympathetically designed to appear subservient to the main house.

4.5 The Application Site. This application has no implications in terms of off-street parking, cycle storage, or refuse storage. There will still be sufficient amenity space in the rear garden following development.

4.6 Effect upon the Street Scene. The proposed extension will not be visible from Kerver Lane. It is modest in scale, well designed, and will not appear detrimental to the surrounding area.

4.7 Effect Upon Neighbouring Property. The proposed extension will be set back approx 9.0m from the rear boundary. No issues arise in terms of neighbouring properties beyond this. The extension will be set back approx 10m from neighbouring properties to the south east. Again no issues arise. The extension will

be set back approx 1.2m from the shared boundary of the adjoining property of no 90 Kerver Lane, no objection has been received. There is a shared boundary fence, approx 2.0m high, and no issues of overshadowing, or over-dominance arise. There are no windows indicated on the nearest part of this facing elevation, and those indicated on the garden room element are set back approx 4.4m from the shared boundary. These windows have no real potential to look into the rear garden of this neighbouring property and pose no significant threat to existing levels of privacy.

5.0 CONCLUSION

The proposal is unlikely to detract from the character and appearance of the area or have a detrimental impact on the neighbours within close proximity to the proposal.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

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

Drawing no. 02/8/09 - received 15th March 2010.

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

3 VISQ1 Matching materials

7.0 INFORMATIVES:

Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority, the proposed rear extension, subject to the conditions listed above, would not cause undue harm to occupants of neighbouring properties. Nor is it considered that the size, scale or design of the extension would have any detrimental impact on the street scene. As such the proposal complies with Policies H7 and GP1 of the City of York Draft Local Plan.

Contact details:

Author: Paul Edwards Development Control Assistant

Tel No: 01904 551352