



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 proposed conservatory will extend the full width of the rear elevation and will be constructed in 'trespa' cladding panels to either side and aluminium folding doors to the rear elevation leading into the garden. The roof will also be glazed with a small side window being proposed in the east (side) elevation. Whilst the materials are different to those used in the construction of the dwelling, due to the nature of the extension, it will be mostly glazed and therefore the proposed panels will not be overly visible. As such the design of the conservatory is considered to be sympathetic to the appearance of the dwelling. Whilst it is quite a large extension for the size of the dwelling it is not felt to dominate the rear elevation.

## IMPACT ON NEIGHBOURING PROPERTY

4.5 The conservatory will project 4.1m into the rear garden adjacent to the side boundary with no. 22 Weddall Close to the west of the application site. The conservatory will cause some overshadowing in the early mornings to the rear of the neighbouring property, however as the sun moves south the position of the host dwelling causes overshadowing from mid morning onwards meaning that the addition of the conservatory will not have a significant effect on the existing situation.

4.6 With regard to visual amenity, the conservatory will extend 4.1m alongside the boundary of the adjoining property and will be visible from the rear window of no.22. However it is not felt that a conservatory of this size would be overly detrimental in this location and there will be no loss of privacy due to the lack of glazing proposed to the side elevation.

## 5.0 CONCLUSION

5.1 By virtue of its scale, design and location, the proposed conservatory is considered to appear in keeping with the existing dwelling and will not significantly harm residential amenity. Approval is recommended.

**6.0 RECOMMENDATION:** Approve

1 TIME2 Development start within three years

2 PLANS1 Approved plans - Drawing 0107-2 received 26.03.10

3 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the type and colour of the 'trespa' panels to be used shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

## 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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