

COMMITTEE REPORT

Committee: West/Centre Area

Ward: Micklegate

Date: 17 June 2010

Parish: Micklegate Planning Panel

Reference: 10/00736/FUL

Application at: 32 Thorpe Street York YO23 1NL

For: Single storey rear extension

By: Mr And Mrs Harrison

Application Type: Full Application

Target Date: 15 June 2010

Recommendation: Approve

1.0 PROPOSAL

1.1 This application seeks permission for a single storey rear infill extension to 32 Thorpe Street.

1.2 The dwelling is a two storey mid terraced property situated in an area of similar residential properties.

1.3 The application is being reported to sub-committee as the applicant is an employee of the council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: Central Area 0002

2.2 Policies:

CYGP1 Design

CYH7 Residential extensions

3.0 CONSULTATIONS

3.1 MICKLEGATE PLANNING PANEL - No response has been received to date.

3.2 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. The scale of the new extension should not dominate the original building. Proposed extensions should have pitched roofs and the materials should match those of the main property. For single storey extensions, obscured glazing should be fitted to any essential windows facing the neighbouring boundary where there may be a loss of privacy for neighbours.

VISUAL IMPACT ON THE DWELLING AND AREA

4.4 The proposed extension will infill the rear yard between the side boundary and the two storey rear offshoot and will measure 4.5m in length and 2.1m in width. It will provide an enlarged kitchen/breakfast area which leads into the open dining room. The mono-pitch roof will match the angle of the two storey element with the design and scale of the proposal being in keeping with the appearance of the existing dwelling with matching materials proposed. The extension will be built adjacent to the shared side boundary wall.

IMPACT ON NEIGHBOURING PROPERTY

4.5 The main impact of the extension will be to no. 30 Thorpe Street which is situated to the north of the application site. Due to the location of the extension and the orientation of the two properties there will be little impact in terms of overshadowing as the two storey offshoot already overshadows the rear yard of both properties. With regard to visual amenity, the extension will be built up to the side boundary wall at a height of 2.4m, 0.9m above the existing side boundary wall. Whilst the occupants of no. 30 will look onto the new brick wall from their kitchen window, the lack of windows in the extension's side elevation will result in improved privacy and the structure itself is not felt to be overly harmful to the visual amenity as

the eaves height has been kept as low as possible so as not to further impact on no. 30.

5.0 CONCLUSION

5.1 The proposal, by virtue of its size, location and design is in keeping with the appearance of the dwelling and is not considered to significantly harm residential amenity. Approval is recommended.

6.0 RECOMMENDATION: Approve

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| 1 | TIME2 | Development start within three years |
| 2 | PLANS1 | Approved plans - Drawings 2010:001:01-08 received 19.04.10 |
| 3 | VISQ1 | Matching materials |

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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