

## COMMITTEE REPORT

**Committee:** East Area

**Ward:** Skelton, Rawcliffe, Clifton  
Without

**Date:** 7 July 2010

**Parish:** Rawcliffe Parish Council

**Reference:** 10/00999/FUL

**Application at:** 8 Kensington Road York YO30 5XG

**For:** Conversion of garage to habitable room

**By:** Mr Jonathan Byrne

**Application Type:** Full Application

**Target Date:** 4 August 2010

**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 This application seeks planning permission for the conversion of one half of a double integral garage, to form additional living accommodation, on a detached property at 8 Kensington Road, Rawcliffe.

1.2 Relevant property History : Permitted Development Rights were removed from this property under consent ref. 7/104/09038/OUT.

1.3 The application has been referred to the Committee for a decision as the applicant is an employee of the 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 (2) 0005

2.2 Policies:

CYGP1  
Design

CYH7  
Residential extensions

### 3.0 CONSULTATIONS

3.1 Internal - Highway Management - No objections 22.06.2010.

3.2 External

3.2.1 Rawcliffe Parish Council - No response at time of report.

3.2.2 Neighbour Response - No response from consulted neighbours.

## **4.0 APPRAISAL**

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4.1 Key issue(s): Effect upon neighbouring property and the street scene

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 (g) the proposed extension does not result in an unacceptable reduction in private amenity space within the curtilage of the dwelling.

4.4 The Application Site. This application seeks to create additional living accommodation within the dwelling. Although the precise use of the converted garage is not specified, this is not relevant to the determination of the application. There would still be an integral garage following development, and off-road parking spaces to the front of the property. In terms of cycle storage and refuse storage, one integral garage would still be available and access to the rear would still be available. No highway objections have been raised.

4.5 Effect upon the Street Scene. The detached properties forming Kensington Road, though similar in appearance, do vary in terms of design and scale. This proposal is well designed, harmonious with the existing building, and incorporates matching materials. It will not appear detrimental to the street scene.

4.6 Effect Upon Neighbouring Property. This proposal will have no direct impact on neighbouring properties.

## 5.0 CONCLUSION

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

## 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:-

Received 4th May 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 garage conversion, 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:

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