

COMMITTEE REPORT

Date: 12 August 2010
Team: East Area

Ward: Strensall
Parish: Earswick Parish Council

Reference: 10/01356/FUL
Application at: 26 Earswick Chase Earswick York YO32 9FY
For: Conservatory to rear
By: Mr Cuthbertson And Mrs Runciman
Application Type: Full Application
Target Date: 16 August 2010
Recommendation: Approve

1.0 PROPOSAL

THE SITE

1.1 The application site is set within a generously sized plot incorporating a double detached garage located on the northwest elevation of the rear garden to the side of the dwelling. The rear garden area is wholly enclosed by a 2.0 metre high timber fence. The rear elevation is designed with a small single storey projection positioned in the centre of the dwelling. A conservatory is situated on the northeast elevation, occupying a small recess at the rear of the property.

THE PROPOSAL

1.2 This application seeks planning permission to erect a conservatory to the rear of the detached garage. The conservatory would project approximately 3.0 metres in depth into the rear garden and be approximately 4.0 metres in width, with a distance of approximately 0.5 metres from the shared common boundary. The total height would not exceed 3.2 metres, reducing to 2.3 metres at the eaves.

PROPERTY HISTORY

1.3 Conservatory to the rear approved 12th June 2009 (Ref: 09/00709/FUL).

1.4 This application is to be determined by the Committee as one of the applicants is a serving Councillor.

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.

None.

3.2 EXTERNAL.

3.3 Earswick Parish Council - No objections.

3.4 Response to neighbour consultation letters - No objections at time of writing (consultations expired 15.07.10)

4.0 APPRAISAL

4.1 Key Issue(s):

- Effect upon neighbours
- Effect upon surrounding area.

4.2 Planning Policy Statement 1 sets out the Government's overarching planning policies. It sets out the importance of good design in making places better for people and emphasises that development that is inappropriate in context or fails to take the opportunities available for improving an area should not be accepted.

4.3 Development Control Local Plan Policy CYGP1 states that development proposals will be expected, amongst other things, to respect or enhance the local environment, be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, and ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.4 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.

4.5 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that (1.12) Good design and a scale of development that respects the original dwelling and established pattern of development are essential to making a quality extension.

VISUAL AMENITY

4.6 The proposed extension would be located to the rear of the existing detached double garage situated in a north west position to the main house. In terms of appearance the proposed conservatory would be constructed with a brick dwarf wall supporting glazed panels and glazed pitched roof. The design is sympathetic to the layout of the host dwelling and original detached garage and would be constructed with matching materials, therefore would be in keeping with the character, design and external modern appearance of the rear elevation and later conservatory located on the north east elevation.

RESIDENTIAL AMENITY

4.7 The conservatory would be sited approximately 0.5 metres from the shared common boundary situated in a juxtaposition with an existing conservatory located on the rear of elevation of No. 28 Earswick Chase. The north west position of the application site and adjacent neighbours on this shared boundary suggests that the proposal will not result in a reduction on any natural light available towards the neighbour's side conservatory or appear overbearing. The glazed windows would be predominantly enclosed by a 2.0 metre panelled fence, thus would not impact adversely on the privacy of the adjacent occupiers conservatory.

5.0 CONCLUSION

5.1 It is considered that the proposal is acceptable in terms of size and scale and would not cause undue harm to the living conditions of nearby neighbours.

6.0 RECOMMENDATION: Approve

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| 1 | TIME2 | Development start within three years |
| 2 | PLANS1 | Approved plans - Job No: 19893 |
| 3 | VISQ1 | Matching materials |

7.0 INFORMATIVES: Notes to Applicant

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposed extension, subject to the

conditions listed above, would not harm the amenity or living conditions of the nearby neighbours or appear incongruous in the street scene. As such the proposal complies with Policies GP1 "Design" and H7 "Residential Extensions" of the City of York Local Plan Deposit Draft.

Contact details:

Author: Sharon Jackson Development Management Assistant

Tel No: 01904 551359