

## COMMITTEE REPORT

**Date:** 19 August 2010                      **Ward:** Rural West York  
**Team:** Householder and Small Scale Team      **Parish:** Upper Poppleton Parish Council

**Reference:** 10/01344/FUL  
**Application at:** The Old Coach House Boroughbridge Road Upper Poppleton York YO26 6QB  
**For:** First floor extensions to side and rear, pitched roof dormers to front and side, porch to front, conversion of garage and external alterations to windows, doors and vehicle access  
**By:** Mr G Howe  
**Application Type:** Full Application  
**Target Date:** 20 August 2010  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 The application seeks permission for the erection of various first floor pitched roof extensions, dormers to front and side, porch to the front and conversion of the existing garage. The application site is located on the outskirts of Upper Poppleton but still within the settlement limits. It is accessed off the A59, opposite the Garden Centre, along a narrow driveway. The building is set well back from the highway and is surrounded by mature landscaping, making it difficult to see from public or private spaces. The building is an old coach house, which has been lived in but is in need of repair. It is predominantly single storey with some first floor living accommodation within the raised roof.

1.2 The application is being brought to committee, as the applicant is a Council employee.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding GMS Constraints: Air Field safeguarding 0175

DC Area Teams GMS Constraints: West Area 0004

York North West Boundary GMS Constraints: York North West Boundary CONF

2.2 Policies:

CYNE1 Trees, woodlands, hedgerows

CYH7 Residential extensions

### **3.0 CONSULTATIONS**

#### **3.1 INTERNAL**

HIGHWAY NETWORK MANAGEMENT - No objections in principle. The widening of the access will benefit the site providing better visibility splays and making it easier for vehicles to manoeuvre. Suggest conditions.

#### **3.2 EXTERNAL**

UPPER POPPLETON PARISH COUNCIL - No objections

NEIGHBOURS - No comments received

### **4.0 APPRAISAL**

#### **4.1 KEY ISSUES**

- Design
- Impact upon neighbour's amenity
- Existing trees

4.2 The relevant City of York Council draft Deposit Local Plan Policies are H7 and NE1. Policy H7 'Residential Extensions' of the City of York Local Plan Deposit Draft sets out a list of design criteria against which proposals for house extensions are considered. The list includes the need to ensure that the design and scale are appropriate in relation to the main building; that proposals respect the character of the area and spaces between dwellings; and that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

4.3 Policy NE1 'Trees, Woodlands and Hedgerows' seeks to protect trees that are of landscape, amenity or nature conservation value by, inter alia, refusing development proposals that would result in their loss and by seeking appropriate protection measures when they are proposed for removal. Appropriate replacement planting will be sought where trees are proposed for removal.

4.4 Design Guideline 12 of the Poppleton Village Design Statement states that the size scale and massing of new extensions should harmonise with neighbouring properties and spaces. Guideline 19 encourages the use of pitched roofing with coverings to match adjacent roof materials.

#### **DESIGN AND IMPACT**

4.5 The main elements of the scheme are confined to the rear elevation of the property. At present the rear elevation comprises of a projecting one and a half storey gable end, with living accommodation within the roof, and a set back hipped roof element which has a lower ridge. It is proposed to extend this hipped roof element into the site by 1.6m, raise the ridge height by 800mm and construct it with a gable end to match the existing. The ground floor element would create a walkway

and porch to the back door and the first floor section would form the master bedroom with en-suite. Large glazed windows would be located within the gable end, which would open inwards into the master bedroom. A large flat roofed valley would be formed between the two gable end elements, which would include roof lights to allow added light into the ground floor. This flat roof section would not be visible from outside of the building. A previous pitched roof extension is present to the rear elevation. It is proposed to remove the roof to this extension and create a gable end to match the design of the original property.

4.6 It is considered that the works to the rear elevation are acceptable. The gable ends would match the existing property and sit comfortably within the site. The large first floor windows would look out onto the site boundary at a distance of 7.5m. The neighbouring property is at a distance and it has substantial grounds around. The site boundary is also densely planted making any views into the neighbour's garden unlikely.

4.7 Addition works to the property involve alteration to existing dormer window to the side elevation. At present two flat roof dormers exist which are in a poor condition. It is proposed to replace these with pitched roof dormers of a slightly larger size. An existing central pitched roof dormer would be refurbished and matching windows installed. Patio doors would be installed to the ground floor. The dormer windows accord with policy in terms of design and they sit well within the roof slope. The design relates better to the host building than the existing flat roof dormers do. These dormer look down the existing 90m garden and as such would not have any impact upon neighbour's amenity.

4.8 Further works involve the installation of a small timber porch to the front elevation and the erection of a small pitched roof dormer within the existing roof slope. The dormer would project up above the existing ridgeline of the host dwelling. This is as the ridge of the dormer is a continuation of the new ridge created as a result of the works to the rear elevation. The dormer would not look awkward and is of a design to match those proposed to the side elevation. The porch is small scale and considered to be in keeping.

4.9 The existing attached garage is to be converted to additional living accommodation and large patio doors are proposed to replace the existing garage doors. There is an existing timber garage on site which is proposed to be relocated within the site with a view of applying for planning permission in the future for a more permanent structure.

## EXISTING TREES

4.10 The proposal also seeks permission to widen the vehicular access to the site and re-align the existing driveway. At present the access is very narrow and visibility is poor. The straight access gives views of the dwelling and the applicant wishes to sweep the driveway in order to prevent these views from the public highway. The land either side of the drive is densely planted with semi-mature trees and shrubs. The applicant has supplied a report which indicates that the trees to be removed are in a poor condition and are mainly Lombardy Poplars which are not worthy of retention and which are known to become extremely prone to limb/crown failure

(especially in maturity) and rapidly decay where areas of heartwood have become exposed. The applicant has agreed to replanting on the site to compensate for those trees which will be lost.

## **5.0 CONCLUSION**

5.1 It is considered that the proposed works are acceptable. The site is surrounded by mature landscaping and is not visible from outside of the site and as such there would be limited impact upon neighbouring residents amenity. The extensions and alterations are all in keeping with the property and do not detract from its character. The new access route would involve the removal of some existing trees but no objections are raised as these are unsafe and not worthy of retention and the applicant has proposed additional landscaping.

## **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 and other submitted details:-

Drawing numbers 209/01, 02, 03, 04, 05, 06, 10, 11, 12, 13 and 14 received 21st June 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

4        Before the commencement of and during building operations, adequate measures shall be taken to protect the existing planting on this site. This means of protection shall be agreed in writing with the Local Planning Authority and shall be implemented prior to the stacking of materials or the commencement of building works and retained until the completion of the building works.

Reason: The existing planting is considered to make a significant contribution to the amenities of this area.

## **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 character or the area, the character of the dwelling,

neighbours residential amenity or the existing mature trees. As such the proposal complies with Policies NE1 and H7 of the City of York Development Control Local Plan, the Poppleton Village Design Statement and the 'Guide to extensions and alterations to private dwelling houses' Supplementary Planning Guidance.

**Contact details:**

**Author:** Heather Fairy (Mon - Wed) Development Management Officer

**Tel No:** 01904 551352