

COMMITTEE REPORT

Date: 9 September 2010 **Ward:** Strensall
Team: East Area **Parish:** Strensall With Towthorpe
Parish Council

Reference: 10/01581/FUL
Application at: 7 Steadings Yard Thompson Drive Strensall York YO32 5WT
For: Alterations to rear windows and doors
By: Mr And Mrs Feetenby
Application Type: Full Application
Target Date: 16 September 2010
Recommendation: Approve

1.0 PROPOSAL

PROPOSAL:

1.1 Planning permission is sought to replace an existing external door and window serving a kitchen/ living area with wooden framed fully glazed doors and a UPVC window on the rear elevation of the dwelling. Planning permission is required because permitted development rights were removed for such alterations on the original planning approval for proposed residential development (Ref No: 3/131/191A/PA & 3/131/191AD/PA).

THE SITE:

1.2 The application site is a modern attached dwelling situated in the centre of a block of three similar styles properties, located within an established residential area.

PROPERTY HISTORY:

1.3 Loft conversion with roof lights approved 14.08.2009 (ref:09/01257/FUL)

1.3 This application has been brought to Committee, as the applicant is an employee of the City Of York Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Contaminated Land GMS Constraints:

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

Internal

3.1 None

External

3.2. Strensall And Towthorpe Parish Council - No Objections.

3.3 Neighbour Response - None received within statutory consultation period.

4.0 APPRAISAL

4.1 KEY ISSUES:

- impact on the character and appearance of the area
- impact on neighbouring properties

4.2 DRAFT LOCAL PLAN POLICY CYH7 - 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.

4.3 DRAFT LOCAL PLAN POLICY CYGP1 - sets out a series of criteria that the design of development proposals would be expected to meet. These include requirements 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.

4.4 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001.

VISUAL / RESIDENTIAL AMENITY:

4.5 The original design of the rear elevation incorporates a single storey mono - pitch roof off shoot extending from the kitchen and dining area. The proposed new doors would replace an existing kitchen window overlooking the rear garden. The proposed new window would replace an existing external door and would provide light into the utility room. It is considered that the new design would relate well to the modern appearance of the host dwelling and surrounding residential dwellings.

4.6 The host dwelling has an ample sized rear garden enclosed by a 2.0 metre wooden fence closest to the dwelling at no5 Steadings Yard and mature garden hedge and shrubs on the shared boundary with no9. On the basis of the adequate boundary treatment it is not considered the proposal would introduce any additional loss of privacy or an unacceptable of over looking in to the rear gardens.

5.0 CONCLUSION

The proposal is not considered to conflict with Policy H7 or GP1 of the Draft Local Plan and no significant adverse effects would be created.

6.0 RECOMMENDATION: Approve

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| 1 | TIME2 | Development start within three years |
| 2 | PLANS1 | Approved plans - Drawing received on 21/07/2010 |

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 visual impact on the surrounding area and the impact on the amenity of adjacent occupiers. As such the proposal complies with Policies GP1 and H7 of the City of York Development Control Local Plan and the Council's 'Guide to extensions and alterations to private dwelling houses' Supplementary Planning Guidance.

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