



### **3.0 CONSULTATIONS**

INTERNAL

3.1 NONE

EXTERNAL

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 proposal seeks to replace the flat roof conservatory with a brick built extension which will join onto the existing brick extension to the front. A pitched roof will replace the existing flat roof. The extension will wrap around part of the rear elevation with the flue being re-positioned from the side to the rear. The design and scale of the extension is considered in keeping with the dwelling in line with policy

requirements set out in GP1 and H7. The extension and re-positioning of the flue is considered an improvement on the current structure, however due to the conifer hedging neither the existing or proposed extension is/will be particularly visible from the street.

## IMPACT ON NEIGHBOURING PROPERTY

4.5 Due to the location and replacement nature of the extension there will be no impact on residential amenity of adjacent neighbours.

## 5.0 CONCLUSION

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

**6.0 RECOMMENDATION:** Approve

- |   |        |   |
|---|--------|---|
| 1 | TIME2  | Development start within three years        |
| 2 | PLANS1 | Approved plans - Drawings received 10.09.10 |
| 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.

### Contact details:

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