

3.0 CONSULTATIONS

INTERNAL

3.1 HIGHWAY NETWORK MANAGEMENT - No objections in principle subject to condition.

EXTERNAL

3.2 PUBLICITY - The application was advertised by neighbour notification letter. One response has been received from 75 Gale Lane objecting to being overlooked by the proposed side dormer.

A revised drawing has subsequently been submitted removing the window from the dormer.

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 and should also appear subservient. The appearance of the side extension will be improved if it is set back from the main building. The scale of the new extension should not dominate the original building, it should be set back by at least 0.5m and have a lower ridge height than the main dwelling. Proposed extensions should have pitched roofs and the materials should match those of the main property. Dormers should not extend more than one third of the roof span and should not dominate the existing roof.

VISUAL IMPACT ON THE DWELLING AND AREA

4.4 The two storey side extension will provide a garage and utility room to ground floor and a bedroom and bathroom to first floor. A fourth bedroom is to be created in the loft. The extension has been designed to reflect the appearance of the dwelling and has been set back by 0.5m from the front elevation and set down so that it appears subservient to the main dwelling as required by CYC Supplementary Planning Guidance. The garage to the front will provide storage for cycles and bins with an access through the utility room to the rear garden if necessary. There are at least two off street car parking spaces currently provided to the front of the dwelling and drive to side, with the front garden remaining gravelled in order to provide 2no. car parking spaces.

4.5 The side dormer extends the full width of the two storey extension and has been set down from the ridge of the extension. The originally proposed window has been removed from the scheme to prevent a loss of privacy to neighbouring properties. The rear dormer, whilst measuring 2.8m in width, is well proportioned within the rear roof slope, due to the additional width of the two storey extension and both dormers are to be constructed in matching materials. Due to their scale and design the dormers are not considered to be inappropriate additions to the dwelling, given that there are examples of similar styled dormers and roof extensions in the locality.

IMPACT ON NEIGHBOURING PROPERTY

4.6 The neighbouring properties, 75 Gale Lane and the new dwelling which has been constructed in the garden of this property are situated to the west of the application site. The extension will be positioned along the rear boundary wall with these dwellings. Due to the 9m separation distance and orientation of the properties there will be limited impact to these neighbouring properties with regard to overshadowing - the submitted sunlight daylight assessment shows that approx. 2.5m of additional garden will be overshadowed during early mornings only.

4.7 There are no windows proposed to the side elevation and as such there will be no loss of privacy to neighbouring properties. Due to the dormer's proximity to the boundary it is considered that it will appear as a dominant and relatively overbearing addition to the two storey extension when viewed from the rear of these two properties. However as the objection from the neighbour with regard to overlooking has been addressed by removing the window from the dormer, it is considered that the overall harm to residential amenity is not so significant as to warrant refusal. It is also noted that there are examples within the area of similar sized dormers (with windows) overlooking rear gardens, however it is acknowledged that they are not as close to neighbouring properties as the proposed dormer.

5.0 CONCLUSION

5.1 The proposed extension, by virtue of its scale, design and location, is not considered to harm the appearance of the dwelling and will not cause significant harm to residential amenity. Approval is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

- 1 TIME2 Development start within three years
- 2 PLANS1 Approved plans - Revised drawing 01/22/05A received 05.01.11
- 3 VISQ1 Matching materials
- 4 HWAY30 Non-protruding garage doors
- 5 PD5 No additional openings in side elevation

**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. 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.

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