

4.2 DRAFT LOCAL PLAN POLICY CYGP1 states that development proposals will be expected 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.

4.3 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. An extension in the style of the existing dwelling is likely to be the most acceptable.

4.4 The proposed extension is to be sited within the rear garden, and sufficient amenity space will be retained. Though the extension is relatively long, at approx. 4.7 metres, it is still considered to be an acceptable scale in relation to the original dwelling. The height proposed is relatively modest, and matching materials and fenestration are proposed. Being sited to the rear it will not be open to public view, and it is not considered to harm the appearance of the dwelling nor surrounding area.

4.5 High hedging abuts the site along the rear boundary and fencing approx. 2 metres high are sited along the common side boundaries with Nos. 16 and 20 Jute Road. The extension will set more than 3 metres off the common boundary with No. 16 Jute Road, taking this into account, along with the boundary treatment in place and modest height of the proposal, it is not considered any loss of neighbouring amenity will occur due to loss of privacy; visual amenity nor loss of light/overshadowing.

4.6 The major impact will be upon No. 20 Jute Road - the length of the extension, being sited along the common boundary is considered to be significant, however taking into account the modest height proposed, along with the hipped roof design; and taking into account permitted development rights for a fence along a common boundary up to 2 metres high, and a rear extension projecting 3 metres being permitted; it is not considered to be so detrimental as to warrant refusal. Only high level windows (1.7m above floor level) will face this neighbouring dwelling, thus no significant loss of privacy will occur. Due to the orientation of the dwellings no overshadowing will occur.

5.0 CONCLUSION

It is considered that the proposal will not seriously harm the living conditions of nearby neighbours or the appearance of the dwelling within the surrounding area. Approval is recommended.

6.0 RECOMMENDATION: Approve

- 1 TIME2 Development start within three years
- 2 VISQ1 Matching materials
- 3 PLANS1 Approved plans - DNJ-AP-001 received on 10.11.10.

**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 impact on the residential amenity of neighbours or the impact upon the streetscene. As such the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan and City of York Supplementary Planning Guidance to Householders (Approved March 2001)

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