

## COMMITTEE REPORT

**Date:** 10 March 2011                      **Ward:** Clifton  
**Team:** Major and Commercial   **Parish:** Clifton Planning Panel  
Team

**Reference:** 10/02822/FUL  
**Application at:** Bootham Gardens Guesthouse 47 Bootham Crescent York  
YO30 7AJ  
**For:** Detached laundry store to rear  
**By:** Mr Ian Barnard  
**Application Type:** Full Application  
**Target Date:** 10 March 2011  
**Recommendation:** Approve

### 1.0 PROPOSAL

1.1 This application seeks planning permission for a detached pitched roof laundry to the rear of Bootham Gardens Guest House, 47 Bootham Crescent, Clifton.

1.2 Relevant property History : Planning Permission was granted on 22.12.2004, for an extension to create a 6 no bedroom guest house ref. 04/03326/FUL

1.3 This application is being determined at Committee because the applicant's spouse is an employee of CYC. As an objection has been received a site visit is also recommended.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (2) 0005

2.2 Policies:

CYGP1  
Design

CYV3  
Criteria for hotels and guest houses

CYH7  
Residential extensions

### **3.0 CONSULTATIONS**

#### 3.1 Internal

Environmental Protection Unit - no objections.

#### 3.2 External

3.2.1 Clifton Planning Panel - The Panel noted the response from our Environmental Protection Unit. They have no strong concerns themselves, subject to there being no 'insuperable' objections from neighbouring properties. The question of times when washing and drying will take place is a matter which should be addressed in the interests of good neighbour relations.

3.2.2 Neighbour Response - One letter was received from the occupants of no 44 St Olaves Road. An objection was raised on the grounds of; overshadowing of the 'majority' of their decking area; 'noise and odour' pollution; 'Dimensions' pointing out the detached structure (approx one metre from the shared boundary) exceeds the permitted development tolerance granted to dwelling houses.

The neighbours suggest that the following amendments are incorporated:

- a flat roof with a height not exceeding 2.5 metres
- ventilation to be routed to the front of the store
- maximum of 1 domestic washing machine and 1 domestic tumble drier at any time
- additional timber panelling above the boundary wall to provide additional screening

### **4.0 APPRAISAL**

#### 4.1 Key issue(s): Effect upon neighbouring property and the street scene

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 The Application Site - The planning permission granted in 2004 created four no guest bedrooms to the rear of the property at ground floor, and two no guest bedrooms at first floor. The proprietors live in semi-self contained accommodation at the front of the property. The washing machine / tumble drier are currently located in a wooden shed approx 2.3m x 1.9m, situated in the right hand corner of the rear garden. The proposed replacement, a bigger structure, will be located in the left

hand corner of the rear garden, and set back approx 1.0m from the shared boundary of 44 St Olave's Road. This application has no implications in terms of off-road parking, cycle storage, or refuse storage. There will still be sufficient amenity space following development.

4.5 Assessment - The proposed laundry store will not be visible from Bootham Crescent, and no issues arise in terms of visual impact on the streetscene. The store measures approx 4.2m x 3.1m and will be approx 2.4m to eaves and approx 3.6m to ridge. In terms of no 43/45 Bootham Crescent, there will be considerable separation between the store and the dwelling, and no objection has been received from this property. In terms of no 44 St Olaves Road, the concerns of the occupants stem from a much closer separation (approx 1.0m) to an important external amenity area (a raised wooden platform with table and chairs). In terms of overshadowing, or over-dominance; the proposed store will be set back approx 1.0m from the shared boundary. The eaves will be marginally higher than the highest point of the existing trellis, and it is likely that only a small section of the pitched roof of the store will create any additional overshadowing.

In terms of noise and odour, the ventilation fan outlet will be located on the front elevation of the store, a distance of approx 5.0m from the shared rear boundary. During the course of the site visit the washing machine/tumble drier was operating in the existing wooden shed and the noise emission was minimal. Given that the proposed store incorporates cavity walls, the additional sound insulation should mitigate against any potential noise nuisance. The Council's Environmental Protection Unit have been consulted and have raised no objections to the proposal.

## 5.0 CONCLUSION

The proposal is unlikely to detract from the character and appearance of the area or have a detrimental impact on the neighbours within close proximity to the proposal.

## COMMITTEE TO VISIT

### 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:-

Drawing no. 10-190 received 23rd December 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

**7.0 INFORMATIVES:  
Notes to Applicant**

1. REASON FOR APPROVAL

In the opinion of the Local Planning Authority the proposed laundry store, subject to the conditions listed above, would not cause undue harm to occupants of neighbouring properties. Nor is it considered that the size, scale or design of the store would have any detrimental impact on the street scene. As such the proposal complies with Policy GP1 of the City of York Draft Local Plan.

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