

COMMITTEE REPORT

Date: 10 March 2011 **Ward:** Fishergate
Team: Householder and Small Scale Team **Parish:** Fishergate Planning Panel

Reference: 11/00221/FUL
Application at: 44 Broadway West, Fulford, York YO10 4JJ
For: Single storey front, rear and side extension (resubmission)
By: Mr Alan Murray
Application Type: Full Application
Target Date: 30 March 2011
Recommendation: Approve

1.0 PROPOSAL

1.1 The application property is a hipped-roof semi-detached house located towards the end of a long cul-de-sac in Fulford. It is proposed to erect a small porch to the front linking to a new garage to the side and a 1.7m deep extension to the rear.

1.2 An earlier application (10/02318) for a similar proposal was refused for the following reasons:

"It is considered that the proposed front extension would detract from the symmetry and visual balance of the pair of semi-detached properties and appear incongruous in the streetscene, particularly bearing in mind the lack of such front extensions in the area, the regular building line and the prominence of the front elevation when viewed from the street. It is considered, therefore, that the proposal conflicts with national planning advice in relation to design contained within paragraph 34 of Planning Policy Statement 1 "Delivering Sustainable Development", Policies GP1 (criterion a), H7 (criterion a and b and supporting text in paragraph 7.49) of the City of York Draft Local Plan (fourth set of changes) 2005 and advice contained within paragraph 1.13."

1.3 The current application differs from that which was previously refused in that the front extension does not run along the full width of the house and the level of projection to the front is less (1.2m rather than 2m).

1.4 The application is brought to Committee for determination, as one of the joint applicants is an employee of the Council. As an objection has been received from a neighbour, 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 (1) 0003

2.2 Policies:

CYH7
Residential extensions

CYGP1
Design

3.0 CONSULTATIONS

3.1 Internal

Highway Network Management - No objections in principle but recommend the front garden be surfaced to keep appropriate levels of off-street parking.

3.2 External

Parish Council - Comments awaited

Neighbours

46 Broadway West - object because the front extension will block sunshine and damage views of the house.

4.0 APPRAISAL

4.1 The key issues in assessing the proposal are:

The impact on the streetscene
The impact on neighbours living conditions
Parking and cycle/bin storage

4.2 Policy H7 'Residential Extensions' of the City of York Local Plan Deposit Draft sets out a list of design criteria against which proposals for house extensions are considered. The list includes the need to ensure that the design and scale are appropriate in relation to the main building; that proposals respect the character of the area and spaces between dwellings; and that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

4.3 Local Plan Policy GP1 'Design' states that development proposals will be expected to respect or enhance the local environment and be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and vegetation. The design of any extensions should ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.4 Planning Policy Statement 1 sets out the Government's overarching planning policies. It sets out the importance of good design in making places better for people and emphasises that development that is inappropriate in context or fails to take the opportunities available for improving an area should not be accepted.

4.5 The Council's Supplementary Planning Guidance "Guide to extensions and alterations to private dwelling houses" (paragraph 1.13) states that where a street or group of buildings has a well defined building line it should be retained. It is suggested that side extensions should be set back at least 0.5 metres from the front of the building. Extending forward of the building line should be avoided; only in exceptional circumstances will this be appropriate (for example, where the building line is not well defined, or the front gardens of properties in the vicinity or general area are well screened).

4.6 Impact on streetscene

In comparison to the previously refused application, the extension to the front of the property has been significantly modified and reduced. It is considered that the proposed alterations will have only a modest impact on the streetscene and would arguably add visual interest. The proposed extension would be set forward of the house by 1.2 metres, however, the proposed development clearly reads as a porch and does not dominate the property. Permitted development rights typically allow for porches to be erected to the front of dwellings providing they do not exceed 3 metres in height or 3 square metres in floor area.

4.7 Impact on neighbours living conditions

It is not considered that the level of projection to the front would be unduly harmful to the light and outlook of the attached property. The front extension would only project 1.2 meters and is more than 4 metres from the nearest ground floor window.

4.8 Number 42 is located across a driveway. It has a hallway and main kitchen window on its side elevation (there is also a small element of glazing to the rear of the kitchen). The side extension adjacent to the window constitutes "permitted development" and thus in isolation would not need consent. Although the rear part of the extension would have an impact on the outlook from, and light reaching, the kitchen window (the kitchen is of a 'galley design' and does not include a dining area) it is not considered that the harm is such as to justify refusal, particularly taking account of the relatively low eaves height of the roof, the driveway separation to the side elevation and its hipped roof design.

4.9 Impact on parking and storage

The proposal incorporates a cycle/bin storage area. There is space for a car to park on the drive and room to create additional parking within the curtilage if desired. It has been conditioned that the cycle storage area is retained. Although the desire from Highway Network Management to hard surface the front garden is recognised it is considered that because the extensions to the house are relatively modest, do not increase bed spaces and there is some available on-street parking it is not essential to condition this element.

5.0 CONCLUSION

5.1 The revised proposal is considered to be satisfactory. Previous concerns have been addressed and officers are satisfied that the revised proposal complies with Policies GP1 and H7 of the City of York Draft Local Plan and hence is recommended for approval.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 VISQ1 Matching materials

3 The development hereby permitted shall be carried out in accordance with the following plans:-

Drawing bdc 10.47.2 Rev 'A' received by the Local Planning Authority on 1 February 2011.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), unless otherwise agreed in writing with the Local Planning Authority the proposed cycle store shall not be externally altered or converted to living accommodation.

Reason: To ensure that there is adequate storage space at the property.

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 streetscene and the effect on the amenity, light and outlook of adjacent occupiers. As such the proposal complies with Policies H7 and GP1 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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