

Earswick Parish Council - Object on the grounds of:

Insufficient information on floor areas;

Overdevelopment of the site;

Size of extension will be oppressive and imposing and will block sunlight to neighbouring properties;

Density and scale is out of character with surrounding properties, and roofline appears higher than the existing roofline;

The increased depth would set a precedent for similar proposals in the future.

Response to neighbour consultation letters which expired on 16.02.11. - Letters of objection have been received from 5 neighbouring residents and from a planning consultant acting on behalf of neighbouring residents raising objections on the following grounds:

Insufficient time to make comment

Harm to outlook

Loss of views over rear gardens and fields beyond

Loss of light to garden areas

Daylight/sunlight assessment appears incorrect

Concern re increase in floor area to original dwelling

Overdevelopment of site, setting a precedent for future development.

Poor design and excessive scale

Possible parking issues which could lead to safety hazard

4.0 APPRAISAL

4.1 KEY ISSUES

- Visual impact on the dwelling and surrounding area;
- Impact on neighbouring properties

4.2 The relevant development plan is The City of York Council Draft Deposit Local Plan, which was placed on Deposit in 1998. Reflecting points made, two later sets of pre inquiry changes (PICs) were published in 1999. The Public Local Inquiry started in 1999 but was suspended by the Inspector for further work to be done on the Green Belt. A Third Set of Changes addressing this further work was placed on deposit in 2003. Subsequently a fourth set of changes have been drafted and approved by Full Council on 12th April 2005 for the purpose of making Development Control Decisions, on the advice of the GOYH

4.3 DRAFT LOCAL PLAN POLICY CYH7 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.

4.4 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.

4.5 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.

4.7 Relevant Planning History

Application No. 3/35/77/OA - Erection of 125 dwellings with associated garages, parish hall, car parking, bowling green, tennis court and public open space. Approved 12.05.95.

Application No. 03/00372/FUL - Erection of pitched roof single storey extension to side. Approved 06.06.03.

Application No. 03/03580/FUL - Two-storey pitched roof side extension. Approved 13.02.04.

ASSESSMENT

Impact upon the appearance of the dwelling and surrounding area.

4.8 The proposed extension is large in scale in relation to the original dwelling, however, being sited to the rear, will not be highly visible from the public domain. The width of the proposed extension projects out at the side of the original house by approximately 1 metre, though this is not considered to appear overly dominant when viewed from the highway. Some views of the extension will be seen from the riverside area to the side and rear, though again, it is not considered to be overly dominant.

4.9 The design of the extension with the gable feature to the side, being lower than the original, and all fenestration details and materials, are in keeping with the original dwelling. Though the footprint will be increased significantly, sufficient amenity space within the rear garden will still be maintained, with a rear garden depth of approximately 10 metres and an existing width of approximately 22 metres. It is considered that sufficient separation distances to neighbouring dwellings and gardens would be retained in order to preserve the character of the area, made up of relatively large detached dwellings sited within generous plots.

Impact upon neighbouring amenity

4.10 Only one first floor obscurely glazed window is sited within the side elevation of No. 15 Lock House Lane, facing the host property, and taking into account the good size of the rear garden and adequate separation distance proposed of approx. 8 metres from the extension to this neighbouring dwelling, it is not considered that any significant loss of light/overshadowing, loss of visual amenity, nor loss of privacy will occur.

4.11 Due to the orientation of the dwellings, size of surrounding gardens and adequate separation distances, it is not considered any loss of light to neighbouring dwellings nor significant overshadowing of neighbouring garden areas will occur. Windows within No. 19 Lock House look largely towards the existing side elevation and front garden area of the host and taking into account the existing small trees and shrubbery in place along the side boundary of this neighbouring, which will provide some screening of the proposed extension, it is not considered any significant loss of visual amenity will occur.

4.12 The appearance of the extension will be more significant to the occupiers of nos. 21, 23 and 25 Lock House Lane, although taking into account their orientation in relation to the host and intervening separation distances, which are all in excess of 20 metres, it not considered to be unduly prominent. Loss of a private view is not a consideration that can be taken into account as part of the planning process. A minimum separation distance of 25 metres would still be retained between first floor windows at the host and those neighbours to the rear at Nos 23 and 25 Lock House Lane, thus is not considered any significant additional loss of privacy will occur.

4.12 The number of bedrooms is not to be increased, thus sufficient car and cycle parking provision will be retained within the existing driveway and garage.

4.13 Concern has been raised as to the accuracy of the daylight/sunlight assessment submitted as part of the application, although a separate judgement has been made on these matters as part of the consideration of the application, as set out above.

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.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

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| 1 | TIME2 | Development start within three years |
| 2 | VISQ1 | Matching materials |

3 PLANS1 Approved plans - Drwg nos 11.01.2 and 11.01.3 received on 13/01/2011

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 and 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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