



## 2.2 Policies:

CYGP1  
Design

CYH7  
Residential extensions

## 3.0 CONSULTATIONS

INTERNAL

3.1 NONE

EXTERNAL

3.2 MICKLEGATE PLANNING PANEL - No response to date.

3.3 PUBLICITY - The application was advertised by neighbour notification letter. No responses have been received.

## 4.0 APPRAISAL

KEY ISSUES:-

Visual impact on the building 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. Dormers should not extend across more than one third of the roof span

and should not dominate the existing roof. In most cases they should have pitched roofs. Materials must also match the existing and be of a similar scale and proportion to the original house. Dormers that face to the front of the property are not encouraged, unless they are small in scale and in keeping with the style of the property.

## VISUAL IMPACT ON THE BUILDING AND AREA

4.4 It is proposed to convert the loft space of the two storey part of the building to create an additional bedroom for flat 2 and an access staircase to the upper floor flat. The first set of revisions proposed two pitched roof dormers to the front roof slope and whilst they were aligned with the existing fenestration it was felt that they would have a cramped visual appearance when viewed from the street. No other properties in the locality have double dormers to the front roof slope.

4.5 The second revised scheme therefore proposes a single, centrally aligned pitched roof dormer to the front roof slope. This amendment is felt to better reflect the character of the building and that of other properties in the street as there are single front dormers of similar scale and design evident in Nunnery Lane. Due to its modest scale it is not felt to dominate the roof slope or cause harm to the street scene.

4.6 Two pitched roof dormers are also proposed to the rear elevation. Due to the need to provide adequate head height for the staircase these dormers have been made slightly longer so that they measure 2m in height but still retain the overall appearance of the dormers to the front. Their appearance does not sit as well within the roof slope as those to the front, due to their slightly larger scale, however given the more commercial appearance of the building's rear elevation it is not felt that their scale is overly detrimental to the appearance of the building and will not be visible from Nunnery Lane. Whilst there is vehicle and pedestrian access to the rear of the building, the character of the properties in this area are not felt to be of special architectural merit and the addition of the dormers are not felt to compromise the appearance of the area.

4.7 It is also proposed to create an additional entrance door for access to the upper floor flats by converting the left hand ground floor side window to the main pub entrance and by changing the existing entrance to a private entrance for the flats above. The appearance of the main entrance will appear as existing, just relocated to the left and as such this alterations is deemed acceptable.

## IMPACT ON NEIGHBOURING PROPERTY

4.8 Due to the location and scale of the dormer windows, it is not felt that there will be any impact to residential amenity of neighbouring residents.

## 5.0 CONCLUSION

5.1 The proposal by virtue of the points discussed above is felt to retain the appearance of the building and will not cause harm to the street scene or residential amenity. Approval is recommended.

**6.0 RECOMMENDATION:** Approve

- 1 TIME2 Development start within three years
- 2 PLANS1 Approved plans
- 3 VISQ1 Matching materials

**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 building and residential amenity. As such the proposal complies with Policies GP1 and H7 of the City of York Development Control Local Plan.

**Contact details:**

**Author:** Elizabeth Potter Development Management Assistant  
**Tel No:** 01904 551477