

COMMITTEE REPORT

Date: 21 April 2011 **Ward:** Haxby And Wigginton
Team: Householder and Small Scale Team **Parish:** Haxby Town Council

Reference: 11/00293/FUL
Application at: 17 Calvert Close Haxby York YO32 2ZY
For: Single storey side and rear extensions
By: Mr Richard Fussey
Application Type: Full Application
Target Date: 8 April 2011
Recommendation: Approve

1.0 PROPOSAL

The Site:

1.1 The application site relates to a detached two storey dwelling designed with an open plan front garden set back from the public highway, with a single driveway leading to a detached garage, and incorporating well established side and rear gardens.

The Proposal:

1.2 Planning permission is sought to erect a single storey side and rear extension. The extension to the side would be set back from the principal elevation by approximately 4.8 metres, extending beyond the rear building line, with a total length of 6.8 metres. The extension at the rear would project by a distance of approximately 2.8 metres adjacent to the shared boundary. The total height would not exceed approximately 3.6 metres reducing to approximately 2.5 metres at eaves height.

1.3 No relevant property history.

1.4 The application is to be considered at the East Area Planning Sub - Committee because the applicants` spouse is an employee of City of York Council.

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

CYH7

Residential extensions

3.0 CONSULTATIONS

3.1 Internal

None

3.2 External

3.2.1 Haxby Town Council - No objections

3.2.2 Neighbour Consultation expired 11.03.11 - no comments received.

4.0 APPRAISAL

4.1 Key issue(s)

Impact on amenity of neighbours

Impact on street scene

The relevant polices and guidance:

4.2 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.

4.3 DRAFT LOCAL PLAN POLICY CYH7 - "Residential Extensions" 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 - "Design" sets out a series of criteria that the design of development proposals would be expected to meet. These include requirements 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.

4.4 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that good design and a scale of development that respects the original dwelling are essential to making a quality extension (para 1.12).

Visual Appearance:

4.6 The proposed extension would generally occupy the area between the existing dwelling and the detached garage, set back from the principal elevation. The extension would continue beyond the rear elevation by approx 2.8 metres, comprising of a total height of approx 3.6 metres and incorporating a mono-pitched roof. The design and scale is appropriate to the main dwelling, set within an ample sized side and rear garden, it would remain subservient to the original dwelling and would not constitute overdevelopment of the site.

4.7 The surrounding residential neighbourhood is characterised by various styles of dwellings with evidence of extensions set back from the road with open plan landscaped verges and front gardens. On this basis, with the use of matching brick and tiles, the proposal is considered to be of a mass and design that is compatible to the immediate surrounding area.

Residential Amenity:

4.8 The proposed development would retain an acceptable separation distance from the surrounding properties at 15 and 17 Calvert Close, which are both detached, would be well screened by the surrounding boundary enclosures, and would maintain adequate daylight towards the principle rooms of the nearby properties. The introduction of full length glazed windows would be situated away from adjacent neighbouring properties, thus would not impact on privacy. On this basis the proposal would comply with polices H7 (Residential Extensions) and GP1 (Design) of the Draft Local Plan.

5.0 CONCLUSION

It is not considered that the development would appear incongruous or give rise to any unreasonable loss of amenity to adjoining residents. Approval is recommended.

6.0 RECOMMENDATION: Approve

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| 1 | TIME2 | Development start within three years |
| 2 | PLANS1 | Approved plans - Drwg No 185/SH/RCF received 10/02/2011 |
| 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 effect on the amenity of adjacent occupiers and the impact on the street scene. As such the proposal complies with Policies GP1 and H7 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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