

## COMMITTEE REPORT

**Date:** 21 April 2011                      **Ward:** Huntington/New Earswick  
**Team:** Householder and Small Scale Team      **Parish:** Huntington Parish Council

**Reference:** 11/00202/FUL  
**Application at:** 339 Huntington Road York YO31 9HJ  
**For:** Two storey side extension and single storey rear extension  
**By:** Mr H Lowson  
**Application Type:** Full Application  
**Target Date:** 18 April 2011  
**Recommendation:** Approve

### 1.0 PROPOSAL

The Site:

1.1 The application site consists of a traditional semi - detached hipped roof dwelling set back from the public highway and positioned within an area of similar property types. The front elevation of the dwelling incorporates projecting bay windows at both ground and first floor levels. An existing attached garage served by a driveway positioned on the shared boundary with the dwelling at 337 Huntington Road would be demolished if the development proceeds. There is a small flat roof extension on the rear elevation which would also be demolished.

The Proposal:

1.2 This application seeks planning permission to erect a two-storey side extension set down by approx 300mm from the existing ridge and set back from the principal elevation, incorporating a canopy at ground floor level over the existing front entrance. The side elevation will consist of a solid brick wall at two-storey height along the full length of the property. All new openings would be positioned to the front and rear of the extension. The rear elevation would include an additional single storey extension with a depth of approx 3.5 metres adjacent to a single storey extension at 341 Huntington Road.

1.3 A Daylight and Sunlight Assessment has been submitted in order to determine effects of over shadowing and loss of light

1.4 No relevant Property History.

1.5 The application is to be considered at the East Area Planning Sub - Committee because the applicant 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

3.11 Highway Regulation - No objections

### 3.2 External

3.2.1 Huntington Parish Council - No objections

3.2.2 Neighbour Response to letters sent - no replies received - consultation expired  
15.03.11

## 4.0 APPRAISAL

### 4.1 Key issue(s)

Impact on amenity of neighbours  
Impact on streetscene

The relevant policies 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.

4.5 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that two - storey side extensions should be set down from the original roof line and set back behind the building line.

#### Visual Amenity:

4.6 The modest set back from the principal elevation is enhanced by the original double bay windows projecting forward of the principal elevation, reducing the massing and dominance. The introduction of a forward canopy over the existing front entrance and proposed garage door, creates a balanced appearance to the elevation in the street scene, thus is in accordance with the Council's Supplementary Planning Guidance in relation to house extensions. The applicant intends to use materials that match the existing dwelling. Therefore it is considered that the proposed extensions would not harm the character and appearance of the street scene to an unacceptable degree. As such, it is considered that the proposal would comply with Local Plan Policy GP1.

4.7 The single storey rear extension would span the full distance of the rear elevation with a projection of 3.0 metres, incorporating a shallow hipped roof angled away from the shared neighbouring boundaries. In isolation it would constitute "permitted development". The size and scale of the single storey extension to rear is in proportion with the host property and rear garden. Furthermore, it has been designed with a pitched roof and will be constructed of materials to match those existing. The appearance of the extension is therefore considered acceptable.

#### Residential Amenity:

4.9 The two storey extension would be to the northwest of 337 Huntington Road and would not exceed the length of the existing dwelling. In terms of overshadowing the front elevation of the proposed two storey side extension would be approximately in line with the adjacent dwelling and being to the northwest should not result in significant overshadowing. The windows proposed are to front and rear elevations of the extension, as such would not significantly increase current levels of overlooking. The single storey rear extension projects 3.0 metres in depth and would be generally screened from the rear garden at 337 Huntington Road by the extensive boundary treatment. In terms of impact on the dwelling at 341 Huntington Road the proposal would not extend further than the single storey rear extension on the shared boundary. Furthermore, neighbouring boundaries at the rear on Brandsby Grove are well established and it is not considered that the orientation and separation distances

would reduce direct sunlight or cause overshadowing to the properties on the side and rear elevations. Thus the proposal would comply with policies H7(Residential Extensions) and GP1 (Design) of the Draft Local Plan.

## 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. Approval is recommended.

## 6.0 RECOMMENDATION: Approve

- |   |        |  |
|---|--------|--|
| 1 | TIME2  | Development start within three years             |
| 2 | PLANS1 | Approved plans - Drawings received on 28/01/2011 |
| 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 residential amenity and the impact on the street scene. As such the proposal complies with Policies GP1 and H7 of the City of York Local Plan Deposit Draft and the Council's Supplementary Planning Guidance "Guide to extensions and alterations to private dwelling houses" (March 2001

### 2. INFORMATIVE

You are advised that the development may involve building work covered by the Party Wall etc Act 1996 that is separate from planning or building regulations control. Do not commence work on the development until you comply with the provisions of this Act. An explanatory booklet may be obtained from the Department of Development and Environment Services, alternatively it is available on the communities and local government website <http://www.opsi.gov.uk/>

3. The applicant is reminded that all parts of the extension including side gutters and foundations should be within the property boundaries of the application site.

### Contact details:

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