

COMMITTEE REPORT

Date: 9 June 2011 **Ward:** Skelton, Rawcliffe, Clifton Without
Team: Householder and Small Scale Team **Parish:** Clifton Without Parish Council

Reference: 11/00918/FUL
Application at: 19 Arlington Road York YO30 5GF
For: Single storey rear extension
By: Mr Richard Emmerson
Application Type: Full Application
Target Date: 22 June 2011
Recommendation: Approve

1.0 PROPOSAL

1.1 The application property is a semi-detached two-storey house located on a modern suburban housing estate. It is proposed to remove the existing conservatory at the rear of the property and replace it with a brick built extension. The depth of the extension would be approximately the same as the existing conservatory (3.5m), however it would be slightly wider.

1.2 The application is brought to Committee for determination, as the applicant is an employee of the 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:

CYH7
Residential extensions

CYGP1
Design

3.0 CONSULTATIONS

3.1 Internal

None

3.2 External

Panel - No reply received.

Neighbours - No responses received.

4.0 APPRAISAL

4.1 The key issues in assessing the proposal are:

- The impact on the amenity and living conditions of neighbours
- 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 Impact on the amenity and living conditions of neighbours

Number 17 Arlington Road is detached from the application property. The conservatory would be approximately 4 metres from the side garden boundary of the property. This is sufficient distance to avoid harm in respect to light or outlook. No windows are proposed on the side elevation.

Number 21 Arlington Road is attached to the application property. Number 21 also has an existing 3.5m deep rear conservatory. The proposed extension is a slightly taller than the conservatory located at number 19, however, it is not considered that any additional loss of light will cause significant harm. The extension is located to the north of number 21 so will cut out little direct sunlight.

4.9 Impact on parking and storage

The proposed extension will not impact on car parking or cycle storage. There is adequate garden space remaining within the curtilage of the site.

5.0 CONCLUSION

5.1 The proposed development is modest in scale and will have limited impact upon neighbours living conditions. It is considered that the proposal complies with Policies GP1 and H7 of the City of York Draft Local Plan and hence is recommended for approval.

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:-

Drawings received by the Local Planning Authority on 13 May 2011 with dimensions of 3.5m (depth), 5.2m (width) and 3.5m (ridge height).

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

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 amenity and living conditions of adjacent residents. 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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