

COMMITTEE REPORT

Date: 9 June 2011 **Ward:** Hull Road
Team: Householder and Small Scale Team **Parish:** Hull Road Planning Panel

Reference: 11/00830/FUL
Application at: 42 Tuke Avenue York YO10 3RN
For: Single storey side and rear extension
By: Mr W Collins
Application Type: Full Application
Target Date: 13 June 2011
Recommendation: Approve

1.0 PROPOSAL

THE SITE:

1.1 The application site is a modest two storey terraced dwelling situated on the end of a block of four properties. The surrounding neighbourhood is characterised by identical style dwellings, constructed with matching brick and roof tiles and are positioned behind a prominent straight building line with modest front gardens. The dwelling by virtue of its end position incorporates a side driveway providing access to a generous rear garden.

THE PROPOSAL:

1.2 Planning permission is sought to erect a single storey pitched roof side and rear extension for the purposes of creating an additional bedroom and en-suite facilities. The extension would project 3.5 metres from the rear of the dwelling and extend out to the side by 1.13 metres, with a small wraparound element. The total height would be approximately 3.3 metres reducing to approximately 2.3 metres at the eaves height. A revised plan has been submitted on 26th May 2011 (drwg no SE-607), which indicates that an existing detached prefabricated garden shed would remain in the rear garden adjacent to the shared boundary.

PROPERTY HISTORY:

1.3 No relevant property history

1.4 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 (1) 0003

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 Internal

None.

3.2 External

Hull Road Planning Panel - No objections

3.2.3 No response to neighbour consultation letters - date expired 12.05.11 - no comments received.

4.0 APPRAISAL

4.1 KEY ISSUES:

Impact on the existing dwelling.
Impact on neighbours.
Permitted Development.

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 extension 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 (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.

VISUAL AMENITY:

4.5 The extension on the side elevation would occupy part of the area between the existing dwelling and side boundary. In terms of appearance the proposal would be set back from the principal elevation by approximately 6.3 metres and would retain a distance of 0.9 metres between the extension and the shared driveway with the adjacent property at 40 Tuke Avenue. This would allow access to the rear, where there is a detached prefabricated garden shed, which would be ample to store cycles and bins. The extension would project beyond the rear elevation into a large enclosed rear garden by approximately 3.5 metres adjacent to the property at 44 Tuke Avenue. The proposal would be constructed using matching materials; therefore the proposal is unlikely to detract from the character and appearance of the area. It is also the case that a slightly smaller extension with a depth of 3.0 metres would fall within permitted development limits.

RESIDENTIAL AMENITY:

4.6 The adjacent dwelling at no 40 Tuke Avenue is separated from the proposal by the existing single driveway, which is marked by a 1.8 metres wooden fence. The proposed extension is single storey, with an acceptable reduction at eaves level, and its pitched roof would be largely viewed against the existing house. The proposed window in the side elevation would serve en-suite facilities and thus would be obscured glazed. The extension at the rear on the boundary shared with the dwelling at 44 Tuke Avenue would project a distance of 3.5 metres with no side facing windows. This property would be separated from the extension by a full brick wall of over 2.0 metres in height screening the neighbours' primary windows and living areas. The boundary treatment continuing further along the shared boundary consists of a 1.8 metres wooden fence. On this basis, it is considered that the proposal is acceptable in terms of size and scale and would not cause undue harm to the living conditions of nearby neighbours. Thus the proposal would comply with policies H7 (Residential Extensions) and GP1 (Design) of the Draft Local Plan.

5.0 CONCLUSION

The proposal will be visible from public areas, however the applicant intends to use materials that match the existing dwelling and it is considered that the extension would have a satisfactory appearance in the street scene. Due to its scale, it would not appear unduly overbearing or give rise to any unreasonable loss of amenity to adjoining residents as a result of unreasonable overshadowing or loss of light. Approval is recommended.

6.0 RECOMMENDATION: Approve

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| 1 | TIME2 | Development start within three years |
| 2 | PLANS1 | Approved plans - Drwg No SE-607 |
| 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 and living conditions of adjacent occupiers and the impact on the streetscene. 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.

2. THE PARTY WALL ETC ACT 1996

The proposed development may involve works that are covered by the Party Wall etc Act 1996. An explanatory booklet about the Act is available from City Strategy at 9 St Leonard's Place or at:

<<http://www.communities.gov.uk/publications/planningandbuilding/partywall>>

Furthermore the grant of planning permission does not override the need to comply with any other statutory provisions (for example the Building Regulations) neither does it override other private property rights (for example building on, under or over, or accessing land which is not within your ownership).

Contact details:

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