

COMMITTEE REPORT

Date: 14 July 2011 **Ward:** Rural West York
Team: Householder and **Parish:** Upper Poppleton Parish
 Small Scale Team Council

Reference: 11/00422/FUL
Application at: 10 Brackenhills Upper Poppleton York YO26
6DH
For: Single storey side and rear extensions and
raising of roof to provide first floor
accommodation
By: Mrs Gwen Bentley
Application Type: Full Application
Target Date: 2 May 2011
Recommendation: Approve

1.0 PROPOSAL

1.1 The application seeks permission for the erection of a single storey side extension, single storey rear extension and the raising of the roof to provide first floor accommodation.

1.2 The application has been called to committee by Cllr B Hudson due to the level of public interest in the application.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: West Area 0004

2.2 Policies:

CYGP1 Design

CYH7 Residential extensions

3.0 CONSULTATIONS

Upper Poppleton Parish Council - Object on the following grounds:

- Neighbours raise objections
- Loss of light to numbers 8 and 12 Brackenhills and the properties along Chantry Gap to the rear
- Conservatory to the rear is a substantial brick built extension
- Would be out of keeping with the other properties along the street
- Contrary to the Village Design Statement

Neighbours – 17 letters of objection received from 2,3,4,5,6,9,11,12,14,19 Brackenhills, one objector from Leeds, 12 and 13 Chantry Grove, 7 Orchard Road, 11 Sycamore View, 3 Dikelands Lane and 159 Long Ridge Lane on the following grounds:

- Description of the works does not reflect what is being proposed
- Drawings are inaccurate
- Existing street scene comprises of low building heights and space between the properties which would be lost
- Style out of keeping
- Would be higher than any other bungalows within the street
- 35% height increase and 50% width increase to a property that sits 2.4m further forward than the neighbours would create a building that dominates the north side of Brackenhills
- Loss of space around the property
- Overdevelopment of the site
- Loss of light to numbers 8 and 12 Brackenhills
- Loss of view from the kitchen window of number 12 and a loss of enjoyment
- Extension would be visible from the front room and entrance to the bungalow
- Does not accord with the village design statement
- Would overhang the boundary of number 8
- Cluttered roof including the sun pipes and velux
- Result in an overbearing intrusion in the streetscene
- Would not sympathetically relate to neighbouring properties
- Loss of enjoyment of garden to 12 and 13 Chantry Grove
- Loss of light to garden area of number 12
- Inappropriate parking proposed

4.0 APPRAISAL

4.1 Key Issues

- Impact upon neighbours amenity
- Impact upon the character of the area and the streetscene
- Design

Planning Policy

4.2 The relevant City of York Council Draft Deposit Local Plan Policies are H7 and GP1. 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 Policy GP1 'Design' of the City of York Local Plan Deposit Draft includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

4.4 The Poppleton Village Design Statement is also a material consideration. It was adopted as Supplementary Planning Guidance in August 2003. It states that; the size, scale and massing of new buildings and extensions should harmonise with neighbouring properties and spaces; contemporary design should complement and be in sympathy with existing building character and; space should be maintained around dwellings to avoid the loss of soft landscape.

Scheme

4.5 The application site is a detached bungalow located along Brackenhills. The street is characterised by large detached two storey dwelling to the south side and small detached bungalows to the north. These bungalows vary between those with the gable end facing the

highway and slightly higher bungalows which present the pitched roof to the highway. They are relatively uniform in their design. The application site lies fifth in a row of six bungalows with its gable facing the highway.

4.6 At present the bungalow has a width of approximately 6.6m with a flat roof garage attached to the side of the dwelling, although set back, which projects out 3.8m. It has an eaves height of 2.3m and a ridge height of 4.4m. It is proposed to extend to the side of the dwelling, adjacent to number 8 Bracken Hills, by approximately 3.4m. This would run flush with the front and rear elevation of the dwelling. The scheme also seeks permission to create additional accommodation within the roof by increasing the existing pitched roof to cover the proposed side extension. This would raise the ridge height of the existing dwelling to 5.7m, an increase of approximately 1.3m. Three large first floor windows are proposed to the front elevation with three velux rooflights and three sunpipes proposed to each elevation.

4.7 It is also proposed to erect a single storey rear extension which would project out by 3m and would have a width of 5m. It would be constructed with a pitched roof and would be located centrally within the rear elevation. Off street parking would be provided to the front of the dwelling on an area to be block paved.

Impact upon amenity

4.8 The proposed works would significantly increase the mass of the dwelling and its impact upon neighbours amenity must be considered. With regard to the impact upon number 8 Bracken Hills the impact is considered to be minimal. The application site lies to the west of this property and as such any overshadowing would take place during the evening. However, the extension would be side onto the blank side wall of the neighbouring property and as such there would be no impact in terms of loss of amenity to any rooms within the property. Furthermore it is considered that as the proposed roof pitched away from the side boundary, any overshadowing to the neighbouring rear garden would be minimal and would not result in an unacceptable loss of amenity. The dwelling would project further to the front than the neighbour at number 8 but again this would not result in an obtrusive structure when viewed from the rooms within number 8 due to a distance of approximately 4m between the side elevation of the extension and the nearest window.

4.9 With regard to the impact upon number 12 Bracken Hills again the impact is considered to be minimal. A kitchen window is located to the

side elevation of the neighbouring property, which faces east. As such early morning sun enters this room. The dwelling is located some 6m away from the side elevation of the application site with the proposed ridge being approximately 11m away. It is considered that there may be a small reduction in light entering the kitchen window, particularly during the morning in winter months but not to a degree to warrant a refusal. In addition, the gardens to the properties to the rear are a distance of approximately 6m away and any overshadowing arising would be to the furthestmost portions of the garden.

Impact upon the character of the street scene

4.10 It is appreciated that the proposed works would result in large scale additions to the dwelling. However, the increase in height of 1.3m would result in a dwelling of a similar height to the neighbouring property at number 8 Bracken Hills, albeit with a different orientation. As such it is not considered that it would overdominate this property, or the neighbouring property at number 12 due to the degree of separation between that already exists. Concerns have been raised that the space around the dwelling would be lost. However, the layout of the street does not incorporate uniform spaces between the dwellings, with some constructed up close to the boundary and others being inset but with flat roof garages to the side. It should also be noted that permitted development rights would allow a single storey side extension of a similar width to be erected up to a maximum height of 4m without the need for planning permission. However, it is accepted that this may not be a realistic fallback position in the present case given the applicants desire to provide bedroom accommodation within the enlarged roof space.

4.11 Concerns have also been expressed with regard to the cluttered appearance that would be created by the velux rooflights and sun pipes. However it is considered that these would not appear overly intrusive in the streetscene.

4.12 A number of concerns have been expressed with regard to the impact the dwelling would have upon the character of the area and the streetscene. It is accepted that the extension would create a structure that would be more visually prominent within the street, however, this does not necessarily result in it having a detrimental impact upon the streetscene. It is the case that the dwelling sits further forward than its immediate neighbour at no. 8 Bracken Hills, but the driveway to the side of this property would provide a degree of visual separation. On balance

it is not considered that the impact would be so detrimental as to warrant a refusal.

4.13 The area is characterised by small bungalows to the north side of the street but immediately opposite lie larger two storey properties, one of which has had a large extension. When seen in context with the street as a whole, it is not considered that the proposed works would appear unduly detrimental to the streetscene.

5.0 CONCLUSION

5.1 It is considered that the proposed extension would not have any detrimental impact upon neighbours residential amenity in terms of overdominance or loss of light. The works would create a visually prominent dwelling within the streetscene but it is considered that on balance it would not be to a degree to warrant refusal.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 The development hereby permitted shall be carried out in accordance with the following plans and other submitted details:-

Drawing numbers 0010-A-2011 Existing Plan

Drawing numbers 0010-B-2011 Proposed Plan received 22 June 2011

Block Plan received 22 June 2011

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

3 VISQ1 Matching materials

4 Development shall not begin until details of the proposed materials to be used and method of surface water drainage of the car parking area have been submitted to and approved in writing by the Local Planning Authority, and carried out in accordance with these approved details.

Reason: So that the Local Planning Authority may be satisfied with

these details for the proper surface water drainage of the site.

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 residential amenity or the overall character of the area. 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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