

COMMITTEE REPORT

Date: 11 August 2011 **Ward:** Heworth Without
Team: Householder and **Parish:** Heworth Without Parish
Small Scale Team Council

Reference: 11/00927/FUL
Application at: 19 Bramley Garth York YO31 0NQ
For: Replacement conservatory roof and rear wall
By: Mrs Susan Hodgson
Application Type: Full Application
Target Date: 16 August 2011
Recommendation: Approve

1.0 PROPOSAL

1.1 This application seeks planning permission to replace an existing rear conservatory wall and roof. The application site is 19 Bramley Garth which is a semi-detached dormer bungalow in Heworth Without. At the rear of the bungalow is an existing conservatory which measures approximately 4.5 metres in width x 3.9 metres in length. The conservatory has a polycarbonate sheeting roof which has a gentle slope, connecting up to the main house at approximately 2.7m above ground level.

1.2 The existing conservatory is a number of years old and is poorly insulated. The proposal is to remove the rear wall of the conservatory and replace it with a new brick wall containing two windows and a door opening. The existing roof would be removed and a new roof of concrete roof tiles erected. A tiled roof requires a greater pitch resulting in the maximum height of the conservatory sitting 3.5m above ground level. There are no proposed changes to the footprint of the existing conservatory.

1.3 Part of the application site is within Flood Zone 3 with the bungalow itself being within Flood Zone 2.

1.4 This application has been brought before East Area Planning Sub-Committee as the applicant is an employee of the 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

Floodzone 2 GMS Constraints: Floodzone 2

2.2 Policies:

CYGP1

Design

CYH7

Residential extensions

CGP15A

Development and Flood Risk

3.0 CONSULTATIONS

3.1 INTERNAL

None

3.2 EXTERNAL

Heworth Without Parish Council - No objections.

Neighbours - No correspondence received.

4.0 APPRAISAL

4.1 It is considered that the key issues are the potential impact on the living conditions of neighbours and flood risk.

4.2 The proposed alterations are at the rear of the property and are modest in scale. It is not considered that there would be any adverse impact on the character and appearance of the area.

4.3 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.

4.4 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.

4.5 The City of York Council's supplementary planning guidance - 'Guide to extensions and alterations to private dwelling houses' states that the basic shape and size of the extension should be sympathetic to the design of the original dwelling. The scale of the new extension should not dominate the original building.

4.6 The property that would be most affected by the proposal is 21 Bramley Garth which is the adjoining semi-detached dormer bungalow. There is an existing boundary wall between the application site and 21 Bramley Garth which is approximately 2m in height. The wall increases in height alongside the existing conservatory. The proposed alterations only increase the eaves height of the conservatory/garden room by approximately 0.1m. The maximum height increases by approximately 0.8m as a result of the proposed new roof pitch. The greatest increase in height is where the conservatory/garden room connects up to the main house. It is considered that this is the area where the impact on neighbours is at its least. The conservatory is to the north-west of the rear windows within 21 Bramley Garth and as such it is not considered that there would be any significant impact in terms of loss of light or overshadowing, or outlook from within. No objections have been received from neighbours.

4.7 The proposed alterations to the application site would not increase the amount of impermeable area on site. In line with Policy GP15a, a Flood Risk Assessment has been submitted with the application. The report states that the new floor level will be set 185mm above the existing external ground level and that all electrical sockets will be fitted a minimum of 500mm above the internal floor level. Rainwater will be discharged to the existing drain. It is considered that the proposal would not increase flood risk elsewhere and has mitigated the effects of possible on site flooding as far as is practicable.

5.0 CONCLUSION

5.1 It is considered that the proposal complies with relevant planning policies and guidance.

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:-

Proposed plans and elevations - drawing numbers SH-011 and SH-012

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

3 The materials to be used externally shall match those of the existing buildings in colour, size, shape and texture.

Reason: To achieve a visually acceptable form of development.

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 living conditions of neighbours and flood risk. As such the proposal complies with Policies GP1, GP15a 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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