

COMMITTEE REPORT

Date: 11 August 2011 **Ward:** Fishergate
Team: Householder and Small Scale Team **Parish:** Fishergate Panel Planning

Reference: 11/01547/FUL
Application at: 25 Derwent Road York YO10 4HQ
For: Two story front extension
By: Mr Andy Wilcock
Application Type: Full Application
Target Date: 2 September 2011
Recommendation: Approve

1.0 PROPOSAL

1.1 This application seeks permission for the erection of a two-storey pitched roof front extension, to provide enlarged hallway, study and bathroom. A matching brick and tile construction is proposed, including a large feature window to the first floor front elevation.

1.2 This modern two-storey dwelling is sited within a residential area, and is not within a Conservation Area. The surrounding dwellings are made up of much varying design of town houses, semi-detached and detached dwellings, mostly two-storey, but some bungalows.

1.3 The application has been brought to Committee for a decision as 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

Fishergate Planning Panel - No reply received.

Response to neighbour consultation letters which expired on 29/07/2011
- No replies received.

4.0 APPRAISAL

4.1 KEY ISSUES

- Visual impact on the dwelling and surrounding area;
- Impact on neighbouring properties

4.2 The relevant development plan is The City of York Council Draft Deposit Local Plan, which was placed on Deposit in 1998. Reflecting points made, two later sets of pre inquiry changes (PICs) were published in 1999. The Public Local Inquiry started in 1999 but was suspended by the Inspector for further work to be done on the Green Belt. A Third Set of Changes addressing this further work was placed on deposit in 2003. Subsequently a fourth set of changes have been drafted and approved by Full Council on 12th April 2005 for the purpose of making Development Control Decisions, on the advice of the GOYH

4.3 DRAFT LOCAL PLAN POLICY CYH7 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 states that development proposals will be expected 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 (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. An extension in the style of the existing dwelling is likely to be the most acceptable.

4.7 Relevant Planning History

Application No. 7/15/6772A/PA - Erection of dwelling. Approved 09.05.90.

Application No. 02/3615/FUL - Raising of roof. Approved 11.03.03.

ASSESSMENT

4.8 The proposed extension is relatively modest in scale, projecting forwards by approximately 1.1 metres. It would be set back behind the existing single storey front extension currently in place, and set back further from the highway than the adjacent dwelling at No. 44 Moorland Road. The extension would be set down from the ridge of the principal dwelling, giving a subservient appearance in accordance with CYC Supplementary Planning Guidance, and the gable feature relates well to the existing front dormer and also with the side elevation of No. 44 Moorland Road. The proposed feature window to the first floor will be prominent within the streetscene, although not considered to cause undue harm to the visual amenity of the area.

4.9 Sufficient car parking space will be retained within the driveway, along with sufficient amenity space to the rear.

4.10 Taking into account the modest scale of the front projection, it is not considered that any undue loss of amenity would occur as a result of loss of outlook, loss of light or overshadowing to the neighbouring bedroom window at No. 23 Derwent Road. The addition of the first floor

front window is not considered to result in any additional loss of privacy to neighbouring residents opposite at No. 22 Moorland Road, over and above the existing situation.

5.0 CONCLUSION

It is considered that the proposal would not harm the living conditions of nearby neighbours or the appearance of the dwelling within the surrounding area. Approval is recommended.

6.0 RECOMMENDATION: Approve

- 1 TIME2 Development start within three years
- 2 VISQ1 Matching materials
- 3 PLANS1 Approved plans - Y-AP/BSP-1966-203 Rev A and Y-AP/BSP-1966-204 Rev A

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 streetscene. As such the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan and City of York Supplementary Planning Guidance to Householders (Approved March 2001)

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