

COMMITTEE REPORT

Date: 11 August 2011 **Ward:** Dringhouses And Woodthorpe
Team: Householder and Small Scale Team **Parish:** Dringhouses/Woodthorpe Planning Panel

Reference: 11/01594/FUL
Application at: 5 Wains Road York YO24 2TP
For: Detached summerhouse to rear
By: Mr Matthew Parkinson
Application Type: Full Application
Target Date: 26 August 2011
Recommendation: Approve

1.0 PROPOSAL

1.1 No. 5 Wain's Road comprises a two storey brick built semi-detached former local authority house circa 1930 lying to the west of the City Centre. Planning permission is sought for erection of a replacement timber built summer house on a stone flagged base some 2.8 x 2.8 metres in area and 2.85 metres to the ridge within the rear garden area. It does not fall within the householder's Permitted Development Rights because of its height and proximity to the site boundary.

1.2 The application is being dealt with at Area Sub-Committee because the applicant is an employee of the Authority.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding GMS Constraints: Air Field safeguarding 0175

2.2 Policies:

CYGP1 Design

3.0 CONSULTATIONS

3.2 Dringhouses and Woodthorpe Planning Panel were consulted with respect to the proposal on 1st July 2011. Any comments will be reported verbally at the meeting.

4.0 APPRAISAL

KEY CONSIDERATIONS:-

4.1 KEY CONSIDERATIONS INCLUDE:-

- * Impact upon the residential amenity of neighbouring properties;
- * Impact upon the visual amenity of the street scene.

IMPACT UPON THE RESIDENTIAL AMENITY OF NEIGHBOURING PROPERTIES:-

4.2 Policy GP1 of the York Development Control Local Plan sets a firm policy presumption in favour of new development which respects or enhances the local environment, is of a scale, mass and design that is compatible with neighbouring buildings, spaces and the character of the area using appropriate building materials and ensures that residents living nearby are not unduly affected by noise disturbance, overlooking, overshadowing or dominated by overbearing structures. The current proposal envisages the erection of a timber built detached summer house on a flag stone base reused from the base of the previous summer house that was removed in the very recent past. It would stand in close proximity to the garage of No 3 Wains Road and the garden boundary with No 7 Wains Road. The boundary is currently defined by a close boarded timber fence 1 metre in height. The applicant has indicated that this will shortly be replaced by one some 1.8 metres in height. The proposed structure would have some impact upon the residential amenity of users of the gardens of No 3 and No 7 but this is not felt to be materially significant, particularly when compared with the previous structure. The terms of Draft Local Plan Policy GP1 are therefore felt to have been complied with.

IMPACT UPON THE VISUAL AMENITY OF THE STREET SCENE:-

4.3 The application site comprises a two storey brick built former local authority semi-detached house circa 1930 set within modest gardens to the west of the City Centre. The proposed summer house would sit within the rear garden area which in common with its neighbours within the wider locality contains a variety of garden related structures. The scale, massing and proposed material for the summer house would not appear unduly alien or out of place when compared with its surroundings and it is felt that the replacement summer house would not adversely affect the visual amenity of the street scene.

5.0 CONCLUSION

5.1 In terms of its scale, massing and palette of materials the summerhouse would closely match similar garden structures within the surrounding area and any impact upon the visual amenity of the wider street scene would be modest. In terms of any impact upon the residential amenity there is clear intervisibility with neighbouring gardens, particularly No 7. However the impact upon the amenity of those using neighbouring gardens would be minimal especially when compared against the impact of the pre-existing summer house. The terms of Policy GP1 would thus be complied with and approval is therefore recommended.

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:-

Application Drawings Received and Date Stamped 1st July 2011.

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 impact upon the residential amenity of neighbouring properties and impact upon the visual amenity of the street scene. As such the proposal complies with Policy 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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