

COMMITTEE REPORT

Date: 8 September 2011 **Ward:** Skelton, Rawcliffe, Clifton Without
Team: Householder and Small Scale Team **Parish:** Rawcliffe Parish Council

Reference: 11/01708/FUL
Application at: 9 Langsett Grove York YO30 4DE
For: Two storey side extension and conservatory to rear
By: Mr Martin Stoner
Application Type: Full Application
Target Date: 21 September 2011
Recommendation: Approve

1.0 PROPOSAL

1.1 The application property is a semi-detached house located within a cul-de-sac in Rawcliffe. The property has a large triangular shaped rear garden.

1.2 It is proposed to erect a 5 metre long conservatory to the rear elevation of the house and erect a two-storey extension to the side elevation. The end part of the conservatory is tapered away from the common boundary. The two-storey extension is set back 1.8m behind the front elevation of the house. It is 3.2m wide at the front and 4.3m wide at the rear.

1.3 A drive leading to the garage at the rear of the property will remain.

1.4 The application is brought to Committee as the applicants' partner is employed by the 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 (2) 0005

2.2 Policies:

CYH7
Residential extensions

CYGP1

Design

3.0 CONSULTATIONS

3.1 Internal

None

3.2 External

Parish - No objections.

Neighbours - No replies received.

4.0 APPRAISAL

4.1 The key issues in assessing the proposal are:

- The impact on the streetscene.
- The impact on the amenity and living conditions of neighbours.

4.2 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 Local Plan Policy GP1 'Design' states that development proposals will be expected to respect or enhance the local environment and be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, spaces and vegetation. The design of any extensions should ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.4 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.

IMPACT ON THE STREETSCENE

4.5 The conservatory would be at the rear of the property and would not be prominent from the street.

4.6 The design of the proposed two-storey extension relates satisfactorily to the main house. The extension is set down and set back to ensure that the form of the original house is retained. The rear element of the extension is relatively wide in relation to the original house, however, it is not considered that this is harmful to the streetscene, given that it is set back 3.5 metres from the front elevation and a gap of approximately 3m would remain to the side garden boundary.

IMPACT ON THE AMENITY AND LIVING CONDITIONS OF NEIGHBOURS

4.7 There is adequate separation to gardens and properties to the front and rear.

4.8 In assessing the acceptability of the conservatory the key consideration is the impact on the attached property (number 7). This house has a kitchen-diner on the ground floor (the internal layout is a mirror image of the existing application property). Although low in height, the conservatory is relatively long. However, it is not considered that the impact would be unduly harmful. The conservatory is at a slight angle (14 degrees) away from the nearest windows and the rear section tapers away from the property.

4.9 To protect privacy in the garden of number 7 it is recommended that the two glazing panels on the side elevation of the conservatory facing number 7 are obscurely glazed.

4.10 The two storey side extension will have the greatest impact on numbers 11 and 15 Langsett Grove. It is considered that the extension is sufficiently oblique to the main openings of these properties to avoid undue harm. There will be no significant additional overlooking given the proposed side elevation of the extension is blank.

5.0 CONCLUSION

5.1 For the reasons set out in this report, it is recommended that the application is approved.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years -

2 The materials to be used externally for the two storey side extension hereby approved shall match those of the existing buildings in colour, size, shape and texture.

Reason: To achieve a visually acceptable form of development.

3 The development hereby permitted shall be carried out in accordance with the following plans:-

Drawings No. 02 received by the Local Planning Authority on 29 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.

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), unless otherwise agreed in writing with the Local Planning Authority the two windows in the side elevation of the conservatory that face towards the rear garden of 7 Langsett Grove shall be obscurely glazed to a minimum standard equivalent of Pilkington Glass level 3, and shall be thus maintained.

Reason: In the interests of the amenities of occupants of adjacent residential properties.

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 streetscene and the effect on the amenity and living conditions of neighbours. 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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