

COMMITTEE REPORT

Committee: West & City Centre Area **Ward:** Rural West York
Date: 3 April 2007 **Parish:** Nether Poppleton Parish
Council

Reference: 07/00359/FUL
Application at: 33 Main Street Nether Poppleton York YO26 6HS
For: Single storey pitched roof side extension
By: Mr And Mrs Edwards
Application Type: Full Application
Target Date: 24 April 2007

1.0 PROPOSAL

This application seeks permission for the erection of a pitched roof side extension, measuring 4.3 metres in length, projecting 3.3 metres from the side elevation and with a height of 4.3 metres to the ridge and 2.4 metres to the eaves. This proposal will replace the existing porch style extension currently in place.

This application is to be decided by Committee as the applicant has been employed by City of York Council within the last four years.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Nether Poppleton 0019

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

Floodzone 2 Flood Zone 2

Floodzone 3 Flood Zone 3

2.2 Policies:

CYH7 Residential extensions

CYGP1 Design

3.0 CONSULTATIONS

3.1 Internal

Urban Design and Conservation - No comment to make.

3.2 External

Nether Poppleton Parish Council - No comment up to date of writing.

Response to neighbour consultation letters which expired on 20.03.07. - None received up to date of writing

Response to site notice (expiry date 26.03.07) - None received up to date of writing

Response to press advertisement (expiry date 28.03.07) - None received up to date of writing

4.0 APPRAISAL

4.1 Key Issues

1. Visual impact on the dwelling;
2. Impact on neighbouring properties

4.2 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.

4.3 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.

4.4 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that (1.25) side extensions should be sympathetically designed to appear subservient to the main house; their appearance will be approved if the extension is set back from the main building; and (1.26) that side extensions should take account of the new building in relation to the distance from neighbouring properties; and that (1.27) pitched roofs are preferable.

4.5 Poppleton Village Design Statement states that proper assessment of the character of the surrounding environment should be taken into account when development is proposed with design guidelines to encourage the use of local characteristic details; avoid the use of flat felt covered roofing; matching materials for brickwork, bonding and roofing; and should support sustainable development principles.

ASSESSMENT

4.6 This is a traditional style semi-detached bungalow sited just outside the Conservation Area. The property has previously been extended by the addition of a conservatory to the front; dormer and garage extension to the rear; and side porch extension. A good sized garden to the front and courtyard area to the rear provide sufficient amenity space.

4.7 The dwelling is well set back from the highway in an elevated position and is screened to the front by 2 metre high hedging. The proposal will also be screened to the rear by the existing garage and side, again by high hedging and fencing. The proposal is to be well set back from the front of the dwelling and the footprint will be 3.3 square metres larger than the existing, with the same height to the eaves and the addition of a pitched roof; it is therefore not considered this proposal will significantly impact upon the appearance of the dwelling or surrounding area. Again due to the siting of the proposal and existing boundary treatment there will be no loss of amenity to any neighbouring properties.

5.0 CONCLUSION

It is considered that the proposal will not harm the living conditions of nearby neighbours or the appearance of the dwelling in the street and as such the proposal complies with local plan policy and the relevant Supplementary Planning Guidance.

6.0 RECOMMENDATION: Approve

- 1 TIME2
- 2 VISQ1
- 3 PLANS1

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 residential amenity of neighbours or the impact upon the streetscene. As such the proposal complies with Policies H7 and GP1 of the City of York Local Plan Deposit Draft.

Contact details:

Author: Carolyn Howarth Development Control Assistant
Tel No: 01904 551344