

## COMMITTEE REPORT

**Date:** 3 May 2012                      **Ward:** Haxby and Wigginton  
**Team:** Householder and   **Parish:** Haxby Town Council  
Small Scale Team

**Reference:** 12/00804/FUL  
**Application at:** 98 Eastfield Avenue Haxby York YO32 3EZ  
**For:** Bay window to front  
**By:** Mr Graham Tissiman  
**Application Type:** Full Application  
**Target Date:** 18 April 2012  
**Recommendation:** Householder Approval

### 1.0 PROPOSAL

#### THE PROPOSAL:

1.1 Planning permission is sought to extend the existing bay window on the front elevation. The total height would be approx 3.0 metres by approx 3.0 metres in width and approx 1.9 metres in depth. The dwelling is similar in design to others in the surrounding residential area with the principal entrance on the south side elevation and ornamental stone frontage with matching fenestration.

1.2 There is no property history documented.

#### OTHER INFORMATION:

1.3 The application is to be considered at the East Area Planning Sub - Committee because the applicant has been a former employee of the Council within the last four years.

### 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:

CYGP1  
Design

CYH7

Residential extensions

### **3.0 CONSULTATIONS**

#### **3.1 INTERNAL:**

None

#### **3.2 EXTERNAL:**

Haxby Town Council - No objections.

Neighbours - no replies received.

### **4.0 APPRAISAL**

#### **4.1 Key Issue(s):**

Effect upon neighbours

Effect upon surrounding area.

4.2 The National Planning Policy Framework sets out the Government's overarching planning policies. It states that national Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

4.3 Draft Local Plan Policy CYGP1 states that development proposals will be expected, amongst other things, to respect or enhance the local environment, be of a density, layout, scale, mass and design that is compatible with neighbouring buildings, and ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.4 Draft Local Plan Policy CYH7 states that planning permission will be granted for residential extensions where: (a) the design and materials are sympathetic to the main dwelling and the locality of the development; and (b) the design and scale are appropriate in relation to the main building; (d) there is no adverse effect on the amenity which neighbouring residents could reasonably expect to enjoy.

4.5 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that (1.12) 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.

Proposed extensions should have pitched roofs and the materials should match those of the main property.

#### VISUAL AMENITY:

4.6 The proposal would extend the existing bow window by constructing a lead canopy roof and brick infill to the area beneath the existing window to provide additional space within the front room as well as creating a more solid feature to the front elevation. The window opening itself will not alter in size. In terms of visual appearance the proposal would use materials that are in keeping with the existing dwelling, and would be of a size and scale size which respects the character and appearance of the host property. Therefore the proposal is unlikely to detract from the character and appearance of the residential area.

#### RESIDENTIAL AMENITY:

4.7 The surrounding neighbourhood is designed with adequate spaces around the dwellings, and there are no principal windows within close proximity of the proposal. Furthermore, it would be generally screened by the existing boundary treatment. As such it is not considered that the proposed development would have an unduly detrimental impact on the amenity of the surrounding neighbours.

### 5.0 CONCLUSION

5.1 The proposal is considered to be acceptable on the front elevation and will not harm residential amenity. As such the proposal complies with Policies H7 and GP1 of the City of York Local Plan Deposit Draft and Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001.

### 6.0 RECOMMENDATION: Householder Approval

- 1 TIME2 Development start within three years -
- 2 PLANS1 Approved plans - Drawings received on 04.02.2012
- 3 VISQ1 Matching materials -

## **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 and the effect on the character and appearance of the area. As such the proposal complies with Policies H7 and GP1 of the City of York Local Plan Deposit Draft.

#### **Contact details:**

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