

## COMMITTEE REPORT

**Committee:** East Area  
**Date:** 14 June 2007

**Ward:** Heworth  
**Parish:** Heworth Planning Panel

**Reference:** 07/00613/FUL  
**Application at:** 2 Ingleton Walk York YO31 0PU  
**For:** Two storey pitched roof side extension  
**By:** Mr And Mrs D Gallagher  
**Application Type:** Full Application  
**Target Date:** 11 May 2007

### 1.0 PROPOSAL

1.1 The application relates to the extension of a hipped roof, semi-detached property (left hand of pair) on the north side of Ingleton Walk. The semi pair is at the entrance to this cul-de-sac of other semi-detached properties, parallel to the road and is stepped forward of the adjacent semi-detached pair (nos. 3 and 4) by approx. 3m.

1.2 The extension is proposed at the side of the property, filling the full width of the existing driveway (approx. 2.4m). It would extend the full length of the house at ground floor, but proposed a sloping roof with dormer at the front projecting 700mm forward of the existing front wall of the main house at ground floor level. It would provide a cycle store and extended kitchen at ground floor and bedroom above. It would incorporate a hipped roof for the full two storey section of the extension.

1.3 The application is brought to Committee as the applicant is a Council employee.

1.4 There is no relevant planning history.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies:

CYGP1  
Design

CYH7  
Residential extensions

### 3.0 CONSULTATIONS

3.1 Internal

None received.

### 3.2 External

Heworth Planning Panel - No objections.

No responses received from local residents.

## 4.0 APPRAISAL

### 4.1 Key issues:

- Principle of extension of property;
- Design and impact on visual amenity;
- Affect on residential amenity;
- Parking and highway safety.

4.2 POLICY CONTEXT: This is set out in section 2.2. The Council's Guide to extensions to private dwelling houses provides more detailed advice on two storey side extensions. This states that such extensions should be sympathetically designed to appear subservient to the main house. It advises that extensions be set back from the original building line, have a lower ridge height and, where there is sufficient space, be set in from the side boundary, to avoid the terracing effect.

4.3 PRINCIPLE: The property lies within the built up area of York and in a predominantly residential area. As such, extension of it is acceptable in principle, subject to detailed considerations.

4.4 DESIGN AND VISUAL IMPACT: The extension would appear as a subservient addition to the main house. It has been designed so that it is set down from the roof ridge and back from the front wall of the existing house (1.2m and 3m respectively). The Council's householder design guide advises that two storey extensions be set in from the side boundary where there is room, which the proposed extension would not be. This is as a result of the narrow width of the side drive. However, in this instance, this is unlikely to result in a terracing effect or significant harm to the visual amenity of the street scene, given the considerable aforementioned set down/set back of the roof and two storey element, the inclusion of a hipped roof design and the fact that the street has no formal linear rhythm (the application property being stepped forward of the adjacent semi-pair).

4.5 RESIDENTIAL AMENITY: The main property affected would be no. 3 Ingleton Walk to the west, which has no main habitable room windows on the side elevation. The application property is stepped forward of this adjacent house and therefore the proposed extension would be, though the design of the extension at the front would reduce any impact on it in terms of overshadowing and sense of enclosure. No new relationships of overlooking of surrounding properties would be created.

4.6 PARKING: There would remain sufficient space at the front of the property to park two vehicles and a cycle store is proposed as part of the extension.

4.7 OTHER ISSUES: As the extension abuts the site boundary and has a hipped roof for the two storey element, the gutters may overhang on the neighbours

property. This issue has been raised with the applicant and agent. The agent has submitted a revised plan that states that the eaves should be flush and that no gutters or footings should project over the site boundary. However, an informative should be added to any approval to highlight this issue and to ensure that all of the development is built on the applicant's land, as stated in the application submission.

## 5.0 CONCLUSION

5.1 In light of the above, the proposed development would not cause demonstrable harm to visual or residential amenity or to highway safety. It is therefore recommended for approval.

**6.0 RECOMMENDATION:** Approve

1 TIME2

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

Unnumbered and undated Block Plan received 16 March 2007;  
Undated drawing no. d200207 B 'As Proposed', received 1 June 2007;

or any plans or details subsequently agreed in writing by the Local Planning Authority as amendment to the approved plans.

Reason: For the avoidance of doubt and to ensure that the development is carried out only as approved by the Local Planning Authority.

3 VISQ1

## 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 principle of development, visual amenity, residential amenity and parking and highway safety. As such, the proposal complies with Policies GP1 and H7 of the City of York Draft Local Plan (incorporating fourth set of changes, April 2005) and the City of York Council's 'Guide to extensions and alterations to private dwelling houses', March 2001.

#### 2. INFORMATIVE:

Please note that all of the development hereby approved, including associated foundations and guttering, must be within the application site boundaries as shown on the submitted block plan.

### Contact details:

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