

## COMMITTEE REPORT

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

**Ward:** Heworth Without  
**Parish:** Heworth Without Parish  
Council

**Reference:** 07/00920/FUL  
**Application at:** 27 Ashley Park Crescent York YO31 1HJ  
**For:** First floor flat roof front and rear dormers  
**By:** Mr A Seymour  
**Application Type:** Full Application  
**Target Date:** 18 June 2007

### 1.0 PROPOSAL

1.1 The site comprises a detached, hip-roofed bungalow with single-storey rear extension. The site lies in a street of similar bungalows, some of which have dormer extensions.

1.2 The proposals include (1) a flat-roofed front dormer (2) a flat-roofed rear dormer (3) replacement of a roof hip with a gable. The works would facilitate an en-suite bedroom in the loft. The dormers have been reduced in size since the application was initially submitted in order to reduce their visual impact.

1.3 The application is before members because the applicant is an employee of the council.

### 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.

3.2 External  
Heworth Without Parish Council - No objections.

Public Consultation - No response.

## **4.0 APPRAISAL**

### **4.1 Key Issues**

Visual appearance;  
Neighbour amenity.

### **4.2 Visual Appearance**

Some bungalows in the street have front and/or rear dormers, a small proportion of which are large and out of keeping with the character of the street scene. Nevertheless, the predominant character of the street is as originally constructed. The front dormer, as revised would be approximately 2.1m wide by 1.05m high. The rear dormer would be 2.9m long by 1.7m high. The location, scale and appearance of the dormers are in keeping with the street scene and are acceptable subject to matching materials being used.

Replacing the hip with a gable would give the pair of bungalows a slightly asymmetrical appearance. However, it would not be a prominent feature in the street scene, particularly as the roof has a low pitch.

### **4.3 Neighbour Amenity**

The dormers' small scale and their location well away from the side boundaries would prevent significant overlooking or other impact on neighbouring occupiers.

## **5.0 CONCLUSION**

5.1 The proposal accords with relevant policies of the City of York Local Plan Deposit Draft and is acceptable.

**6.0 RECOMMENDATION:** Approve

1 TIME2

- 2 The development hereby permitted shall be carried out only in accordance with the approved plans numbered LC-02 received 22 May 2007 or any plans or details subsequently agreed in writing by the Local Planning Authority as an 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. 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 visual appearance and neighbour amenity. As such the proposal complies with policies GP1, and H7 of the City of York Local Plan Deposit Draft.

**Contact details:**

**Author:** Kevin O'Connell Development Control Officer

**Tel No:** 01904 552830