

## COMMITTEE REPORT

**Committee:** West & City Centre Area    **Ward:** Rural West York  
**Date:** 21 June 2007    **Parish:** Copmanthorpe Parish Council

**Reference:** 07/00595/FUL  
**Application at:** Danesway 59 Temple Lane Copmanthorpe York YO23 3TD  
**For:** Erection of pitched roof dormer bungalow with detached garage  
**By:** Mr And Mrs Hudson  
**Application Type:** Full Application  
**Target Date:** 17 May 2007

### 1.0 PROPOSAL

1.1 The application is for the erection of a pitched roof dormer bungalow and a detached pitched roof garage. The application is a resubmission of a previously refused application for a pitched roof dormer dwelling - 06/02639/FUL

1.2 The site is just inside the settlement limit in washed over greenbelt, with open greenbelt adjacent to the site.

1.3 The character of the area is linear development along the road with mostly large bungalows set within large plots.

1.4 This application comes before committee at the request of Cllr. Hopton.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYGP1  
Design

CYGP10  
Subdivision of gardens and infill devt

CYGB1

Development within the Green Belt

CYGB2

Development in settlements "Washed Over" by the Green Belt

### **3.0 CONSULTATIONS**

#### **3.1 PUBLICITY DATES/PERIODS**

Neighbour Notification - Expires 18/04/2007

Site Notice - Expires 15/05/2007

Press Advert - N/A

Internal/External Consultations - Expires 18/04/2007

8 WEEK TARGET DATE 17/05/2007

#### **3.2 INTERNAL CONSULTATIONS**

HIGHWAY NETWORK MANAGEMENT - No objections

ENVIRONMENTAL PROTECTION UNIT - No objections

HOUSING DEVELOPMENT CO-ODINATOR - Object

- The application has the potential for the provision of affordable housing because of the site size threshold - 0.03ha. A pair of 2/3 bed semis or a 1 or 2 other family homes is a far better use of the site and as a backstop the condition relating to any future applications for housing will implement the affordable requirement should be used.

LIFELONG LEARNING AND CULTURE

- As there is no on-site open-space commuted sums should be paid to the council for amenity open space, play space, and sports pitches

DRAINAGE - No objections

- The development is in low risk Flood Zone 1 and should not suffer from river flooding

- The applicant should avoid building over the line of the culverted watercourse mentioned in the access statement, for which there will be riparian owner responsibilities

LANDSCAPE ARCHITECT - No objections

The proposed property, although higher than the neighbouring bungalow, is not too dissimilar to other properties along this length of Temple Lane. It is contained within the boundary hedge, which essentially marks the edge of the 'settlement' and start of the agricultural land. The front garden is south facing and therefore is large enough for the purposes of providing a suitable setting for the proposed building and functional garden space.

Nonetheless, due to the increased built development and extent of existing hard standing, I would encourage the front garden to be soft landscaped - to include the area to the west of the new drive (as indicated on the proposals plan) and to include replacement tree planting as part of consent (if given).

### 3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS

COPMANTHORPE PARISH COUNCIL - Object

- The property is too large and represents over development of the site

APPLETON ROEBUCK AND COPMANTHORPE DRAINAGE BOARD - No comments received

## 4.0 APPRAISAL

### 4.1 RELEVANT SITE HISTORY

8/87/47/PA - Garage - Refused

8/87/47A/PA - Garage and formation of turning space - Approved

8/87/47B/PA - Alterations and extensions to form utility room - Approved

8/87/47C/PA - Erection of bedroom extension - Approved

8/87/47D/PA - Proposed erection of an extension - Approved

8/87/47E/PA - Continued use of agricultural land as a garden and erection of double garage at land adjacent to Danesway, 59 Temple Lane - Approved

06/02639/FUL - Erection of a pitched roof dormer bungalow - Refused

The proposed dwelling by virtue of its location, scale, design, and mass would result in a cramped and overdeveloped appearance adjacent to the green belt and is not appropriate to the form and low density character of the settlement, it would not constitute limited infilling (defined as the filling of a small gap in an otherwise built up frontage) and would impact on the openness of the green belt and therefore is contrary to Policies GP1, GP10 and GB2 of the City of York Council Development Control Local Plan (2005).

### 4.2 ADDITIONAL PLANNING POLICY

Copmanthorpe Village Design Statement, 2003

### 4.3 KEY ISSUES

1. Visual impact of the dwelling and the Green Belt
2. Impact on neighbouring property

### 4.4 ASSESSMENT

## PLANNING POLICY

4.4.1 Policy GP1 'Design' of the City of York Development Control Local Plan includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby are not unduly affected by noise, disturbance overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

4.4.2 Planning Policy Guidance note 2 'Green Belts' sets out the purposes of including land within Green Belts and establishes specific categories of development that are appropriate within Green Belts. All other development is deemed inappropriate and therefore harmful to the Green Belt. For such development to be acceptable in Green Belts very special circumstances must be demonstrated to show that the harm is outweighed by other considerations. Policy E8 of the North Yorkshire County Structure Plan establishes a Green Belt around the City of York. The boundaries of the Green Belt are detailed on the Proposals Map of the City of York Council Development Control Local Plan (CYCDCLP) and this site clearly falls within the Green Belt. Policy GB1 'Development in the Green Belt' of the CYCDCLP follows the advice contained in PPG2 in stating that permission for development will only be granted where: the scale, location and design would not detract from the open character of the Green Belt; it would not conflict with the purposes of including land within the Green Belt; and it would not prejudice the setting and special character of the City, and is for a type of development listed as appropriate development. All other forms of development are considered to be inappropriate and very special circumstances would be required to justify where the presumption against development should not apply.

4.4.3 Policy GB2 'Development in Settlements "Washed Over" by the Green Belt' states that proposals for new buildings within Green Belt villages will be permitted providing they are located within the built up area of the settlement; the location, scale and design is appropriate to the form and character of the village and surrounding property; and, the proposal would constitute limited infilling and not prejudice the openness or purposes of the Green Belt.

4.4.4 Policy GP10 'Subdivision of Gardens and Infill Development' states that permission will only be granted for the development or subdivision of garden areas where it would not be detrimental to the character and amenity of the local environment.

## VISUAL IMPACT OF THE DWELLING AND THE GREEN BELT

4.4.5 The proposed site is irregular in size and smaller than average compared to other plots in the area. The proposed three bedroomed dormer bungalow would be no further forward than the neighbouring dwelling although the building line is rather

loose in this street. There would be two dormers to the front slope and a large dormer to the rear slope. The proposed dwelling measures 10.8 metres in width by 16.3 metres at maximum depth, and 6.25 metres in height to the roof ridge.

4.4.6 The proposal differs from the previously refused application in that the proposed site is larger than previous; and the siting of the dwelling has changed and is be nearer the eastern site boundary with the greenbelt. The design of the dwelling has also changed. The front elevation has a more modest appearance than the previous proposal. There is an existing detached garage on the site, which is incorporated into the dwelling to reduce the impact of the dwelling on the greenbelt.

4.4.7 The proposed garage is the same footprint as the existing flat roofed shed. The proposed garage would have a pitched roof and would be a height of 4.3 metres. The increase in height would cause this to be visible from the greenbelt, and when seen in conjunction with the proposed dwelling the increase in the mass and the bulk would increase the built-up nature of the proposal on the greenbelt

4.4.8 Policy GB2 states that the proposed development should constitute limited infilling and would not prejudice the openness or the purposes of the Green Belt. It is considered that this proposal could not be considered as infilling by virtue of the site protruding into the green belt, with open countryside surrounding most of the site.

4.4.9 With regards to Policy GB2 "Development in settlements 'washed over' by the Green Belt" it states that the proposed development should be located within the built up area of the settlement. It is considered that by the site's position adjacent to the settlement boundary and the open green belt the site could not be considered to be in a built up area of the settlement. Policy GB2 states that the location, scale and design of the proposed development should be appropriate to the form and character of the settlement and the neighbouring property. Whilst a dormer bungalow may be appropriate in this area the over large scale and design on a small site would result in a cramped and over developed appearance when seen in context with 59 Temple Lane and the existing large out-buildings. This would create a densely built-up appearance to the boundary with the green belt (which is of a particularly flat and open nature in this area) resulting in the proposal being rather prominent and not in keeping with the spacious low density character of the area.

4.4.10 The character of the area is a linear development of large bungalows set in large plots. The space around the dwellings and the gardens contribute significantly to the low-density character of the area. This proposal would consolidate this ribbon development stretching into the green belt, to the detriment of the open character of the green belt and contrary to Policy GP10 and GB2.

## IMPACT ON NEIGHBOURING PROPERTY

4.4.11 Despite its close proximity to 59 Temple Lane the proposed dwelling would not cause any significant loss of residential amenity to warrant refusal.

## 5.0 CONCLUSION

5.1 The proposed dwelling by virtue of its location, scale, design, and mass would result in a cramped and overdeveloped appearance adjacent to the green belt and is not appropriate to the form and low density character of the settlement, it would not constitute limited infilling (defined as the filling of a small gap in an otherwise built up frontage) and would impact on the openness of the green belt and therefore is contrary to Policies GP1, GP10 and GB2 of the City of York Council Development Control Local Plan (2005). Refusal is recommended.

## **COMMITTEE TO VISIT**

### **6.0 RECOMMENDATION:** Refuse

- 1 The proposed dwelling by virtue of its location, scale, design, and mass would result in a cramped and overdeveloped appearance adjacent to the green belt and is not appropriate to the form and low density character of the settlement, it would not constitute limited infilling (defined as the filling of a small gap in an otherwise built up frontage) and would impact on the openness of the green belt and therefore is contrary to Policies GP1, GP10 and GB2 of the City of York Council Development Control Local Plan (2005).

### **7.0 INFORMATIVES:**

#### **Contact details:**

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