

COMMITTEE REPORT

Committee: East Area
Date: 28 June 2007

Ward: Osbaldwick
Parish: Osbaldwick Parish Council

Reference: 07/01079/FUL
Application at: 8 Church Road Osbaldwick York YO10 3NW
For: Single storey pitched roof side extension (resubmission)
By: Mrs J M Sharples
Application Type: Full Application
Target Date: 5 July 2007

1.0 PROPOSAL

1.1 This application is a resubmission of a previous refusal Ref: (07/00358/FUL) for a single storey pitched roof side extension to provide additional living space. This new scheme has reduced the height and width of the extension to be subservient to the existing street scene and the neighbouring property.

1.2 This application is to be heard at committee because the applicant is an employee of the City Of York 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:

CYH7
Residential extensions

CYGP1
Design

3.0 CONSULTATIONS

3.1 Internal
None

3.2 External

3.2.1 Parish Council - Osbaldwick Parish Council No objections

3.2.2 Neighbour Response - No objections from consulted neighbours.

4.0 APPRAISAL

4.1 Key Issue(s): Effect Upon the Street Scene And the Neighbouring Properties.

The relevant policies to consider are:

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.

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) Good design and a scale of development that respects the original dwelling and established pattern of development are essential to making a quality extension.

4.5 The Application site. The application property is a detached bungalow in a prominent corner position on Church Road and Brooklands. The original extension was large in scale and was considered not compatible with the existing dwelling, the neighbour at 10 Church Road and the character of the area. The gardens lay mainly to the side of the property and there is a single storey detached garage on the east side of the property and the proposed development will be erected to the west side of the property.

4.6 Effect upon the Street Scene. The position of the property indicates the proposal will have a strong visual impact on the street scene. The new proposal is well designed in relation to the existing dwelling and care has been taken to give a symmetrical look when viewed by bringing the extension forward to match the existing.

The proposed development would be in keeping with the character, design and external appearance of the existing property and the surrounding area.

4.7 Effect Upon Neighbouring Property. Issues raised by this application are whether the revised development would overcome the impact on the residential amenities of nearby properties particularly the adjacent boundary. There will be a slight impact on the residents at 10 Church Road but the proposal will be built away from the boundary and adequate daylight would be maintained. The property is well screened by surrounding structures and fences and the overall scale of the proposal is in proportion with the dwelling. There are no windows proposed on the boundary therefore, it is considered that the revised proposal would not be overbearing when viewed from the neighbouring properties.

5.0 CONCLUSION

5.1 It is considered that the proposal will not significantly harm the amenity of neighbours or the visual amenity of the area.

6.0 RECOMMENDATION: Approve

1 TIME2

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

Approved Plans Drg No 07-104 Dated 09.05.07

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 the impact on the residential amenity of neighbours or the impact upon the street scene. 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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