

COMMITTEE REPORT

Committee: West/Centre Area **Ward:** Acomb
Date: 16 August 2007 **Parish:** Acomb Planning Panel

Reference: 07/01656/FUL
Application at: 9 Fellbrook Avenue York YO26 5PT
For: Two storey side extension and one and two storey rear extension (amendment to approved scheme 07/00452/FUL)
By: Mrs T J Hegarty
Application Type: Full Application
Target Date: 10 September 2007

1.0 PROPOSAL

1 The application is for a two storey side extension and a one and two storey rear extension.

1.2 The semi-detached dwelling is set within a large plot on a street which has a uniform character gained by the regular spacing of the dwellings. There is an existing large extension to the rear of the dwelling, and a flat roofed sectional garage.

1.3 The previous application for a two storey side extension and one and two storey rear extension was approved by West and Centre planning sub committee on 22 May 2007.

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

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding Air Field safeguarding 0175

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 PUBLICITY DATES/PERIODS

Neighbour Notification - Expires 07/08/2007

Site Notice - N/A

Press Advert - N/A

Internal/External Consultations - Expires 07/08/2007

8 WEEK TARGET DATE 10/09/2007

3.2 INTERNAL CONSULTATIONS

HIGHWAY NETWORK MANAGEMENT - No objections

3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS

ACOMB PLANNING PANEL - No response to date

NEIGHBOURS - No response to date

Consultation period does not end until 07/08/2007

4.0 APPRAISAL

4.1 RELEVANT SITE HISTORY

07/00452/FUL - Two storey side extension and one and two storey rear extension - Approved

4.2 ADDITIONAL PLANNING POLICY

CYC Supplementary Design Guidance - A guide to extensions and alterations to private dwelling houses, 2001

4.3 KEY ISSUES

1. Visual impact on the dwelling and the area
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 Policy H7 'Residential Extensions' of the City of York Development Control Local Plan sets out a list of design criteria against which proposals for house extensions are considered. The list includes the need to ensure that the design and scale are appropriate in relation to the main building; that proposals respect the character of area and spaces between dwellings; and that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

4.4.3 The City of York Council supplementary planning guidance - Guide to extensions and alterations to private dwelling houses (2001) 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. Where a street has a well-defined building line it should be retained, It is suggested that side extensions should be set back at least 0.5 metres from the front of the building. Generally roofs that reflect the pitch and style of the existing roof are encouraged. Issues of privacy for neighbours and for users of the conservatory will be important and obscure glazing should be considered for windows that face neighbours property or gardens. Alternatively solid sides to the conservatory can be used. Side extensions should be sympathetically designed to appear subservient to the main dwelling. Their appearance will be improved if the extensions are set back from the main building. It is important that the design of the side extension takes into account the height of the new building in relation to the distance from the neighbouring properties. Extensions, which go up to the property boundary, may result in a 'terracing effect'. This tends to occur where a two storey side extension is added to a semi-detached house and than the neighbouring house carries out a similar extension. It is exacerbated when the ridgeline continues at the same level and there is a continuation along the building line. If the spaces between houses become filled by side extensions in this way it can alter the character of an area. The 'terracing' effect can be avoided by leaving sufficient space between the extension and the side boundary of about one metre. The extension should be set back from the original building line (by at least 0.5 metres) and have a lower ridge height thus providing a break in the street frontage

VISUAL IMPACT ON THE DWELLING AND THE AREA

4.4.4 The principle of the two storey side extension has been approved in the previous application. This application differs from the previous in that the roof to the single storey rear extension would have the one pitch, rather than the two differing pitches approved (one steep, one shallow). The roof would be tiled rather than half tiled and half glazed. Whilst the height of the proposed extension has not changed significantly the one pitch roof does create a more cohesive appearance. This roof would have 5 rooflights in the roof, permitted development rights for additional

windows to those shown in the plan had been removed in the previous planning permission. The rear elevation French doors in the proposed kitchen have been removed and replaced with a window. The footprint of the proposal remains the same as what has been approved previously.

4.4.5 Whilst the proposed extensions are large and to an extent overwhelm the original character of the dwelling when viewed from the rear, it is not considered to cause undue harm to the appearance and character of the street scene and the area.

IMPACT ON NEIGHBOURING PROPERTY

4.4.6 The single storey rear extension would protrude 6 metres from the rear elevation. This is significantly more than the recommended depth of 3 metres. The maximum height of the roof is 3.9 metres and slopes down away from the main dwelling until the eaves height is 2.5 metres. The rear extension to the rear of 11 Fellbrook is 3 metres in depth (including the bay window/door); this results in only the 3 metres of the proposed extension extending further than the neighbouring extension. The proposed rear extension is slightly higher at this part than what was previously approved however not to the extent that it is considered to cause a loss of outlook, (as there is an existing 1.8 metre high fence and mature planting marking the boundary and also creating screening), neither is it considered to cause any further loss of light or overshadowing.

5.0 CONCLUSION

5.1 The proposed alterations to the roof of the single storey rear extension are not considered to have a detrimental impact upon the character of the dwelling. Neither are they considered to cause undue harm to the residential amenity of the occupants of 7 Fellbrook Avenue or 11 Fellbrook Avenue. Approval is recommended.

6.0 RECOMMENDATION: Approve

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

Drawing Number HFA/1/02 received 16 July 2007
Drawing Number HFA/1/04 received 16 July 2007
Drawing Number HFA/1/05 received 16 July 2007
Drawing Number HFA/1/06 received 16 July 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.

- 2 TIME2 Development start within three years
- 3 VISQ1 Matching materials
- 4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that order) no additional windows other than those shown on the approved plans shall be constructed.

Reason: As the insertion of additional windows could have a serious impact on the privacy of neighbours and should therefore be controlled.

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 the residential amenity of the neighbours, and the visual amenity of the dwelling and the locality. As such, the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan (2005); national planning guidance contained in Planning Policy Statement 1 "Delivering Sustainable Development"; and supplementary design guidance contained in the City of York's "A guide to extensions and alterations to private dwelling houses".

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