

## COMMITTEE REPORT

**Committee:** West/Centre Area  
**Date:** 28 August 2007

**Ward:** Acomb  
**Parish:** Acomb Planning Panel

**Reference:** 07/01599/FUL  
**Application at:** 40 Beckfield Lane York YO26 5RJ  
**For:** Single storey pitched roof rear extension  
**By:** Miss Helen Christmas  
**Application Type:** Full Application  
**Target Date:** 6 September 2007

### 1.0 PROPOSAL

This application seeks consent to erect a mono-pitched roof single storey rear extension to create additional living space, after removal of existing single storey flat roofed extension. The proposal will measure a total height of 3.5 metres and 1.9 metres to the eaves, with a width of 5.5 metres and projection from the original rear elevation of 5 metres.

1.1 The applicant was employed by City of York Council within the last four years, therefore, the application is to be heard by Committee.

### 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:

CYH7  
Residential extensions

CYGP1  
Design

### 3.0 CONSULTATIONS

### 3.1 External

Acomb Planning Panel - No objection

Response to neighbour consultation letters - None received upto date of writing

## 4.0 APPRAISAL

### 4.1 Key Issues

1. Visual impact on the dwelling;
2. Impact on neighbouring properties

4.2 DRAFT LOCAL PLAN POLICY CYH7 states that residential extensions will be permitted where (i) the design and materials are sympathetic to the main dwelling and the locality (ii) the design and scale are appropriate to the main building (iii) there is no adverse effect upon the amenities of neighbours.

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, spaces and the character of the area using appropriate building materials; (iii) avoid the loss of open spaces, important gaps within development, vegetation, water features and other features that contribute to the quality of the local environment; (iv) retain, enhance and/or create urban spaces, public views, skyline, landmarks and other townscape features which make a significant contribution to the character of the area, and take opportunities to reveal such features to public view; and (v) ensure that residents living nearby are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures.

4.4 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. An extension in the style of the existing dwelling is likely to be the most acceptable.

### 4.5 Assessment

This traditional style semi-detached dwelling is sited within a residential area, but outside of the Conservation Area. The property has been previously extended by the addition of a single storey flat roofed rear extension, projecting 2.2 metres from the original rear elevation, to be removed as part of this application. A detached garage is also sited to the rear. Good sized gardens abut the site to the front and rear providing ample amenity space.

The scale and design of the proposal, with matching materials proposed, is in keeping with the original dwelling. Though the extension proposed is relatively large, with a projection of 5 metres, it is in proportion with the size of the original dwelling

and sited within a large plot. The mono-pitched roof will enhance the appearance of the dwelling, compared to the existing flat roofed extension in place. It is not, therefore, considered this addition will cause harm to the appearance of the dwelling or surrounding area.

Due to the distance from the rear boundary, the very high out shot to the rear of No. 42 Beckfield Lane; and existing side boundary treatment and brick built store at No. 38 Beckfield Lane, no detriment will be caused to any neighbouring properties due to loss of privacy, overshadowing or visual intrusion due to dominant structures.

## 5.0 CONCLUSION

It is considered that the proposal will not harm the living conditions of nearby neighbours or the appearance of the dwelling in the street.

## 6.0 RECOMMENDATION: Approve

- |   |        |                                      |
|---|--------|--------------------------------------|
| 1 | TIME2  | Development start within three years |
| 2 | VISQ1  | Matching materials                   |
| 3 | PLANS1 | Approved plans                       |

## 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 streetscene. 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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