

3.3 PUBLICITY: The application has been advertised by neighbour letter. One response has been received raising the following points.

- concern with limited time for comment
- objection due to scale of extension
- will dominate garden
- significant visual impact
- loss of light to kitchen
- noise from extractor fans

4.0 APPRAISAL

4.1 This is a full planning application for a single storey side and rear extension following demolition of an existing garage. A similar extension was recently permitted at 18 Byron Drive (ref. 06/01990/FUL).

4.2 Policy H7 of the draft local plan gives criteria for residential extensions. The design, materials and scale of the proposed building are considered sympathetic to the dwelling and sufficient garden space is retained.

4.3 The key issues are the amenity of adjoining occupier and parking.

Amenity

4.4 The proposals would replace an existing carport and whilst they would extend down the boundary the eaves level is low and the affected neighbour has a garage positioned back from the dwelling and adjacent the boundary. The affected neighbour is southwest of the proposed extension. As such no overbearing impact or loss of light is considered to result.

Parking.

4.5 The proposed space at the side of the dwelling is intended to be used as a workshop/store and would accommodate bins, recycling and cycles. One parking space is provided on the driveway (5.5 metres long) and this is in accordance with CYC maximum parking standards. A non-protruding garage door can be conditioned.

5.0 CONCLUSION

5.1 It is considered that the proposal, subject to the conditions listed above, would not cause undue harm to interests of acknowledged importance, with particular reference to visual impact parking and highway safety. As such the proposal complies with Policies GP1, T4 and H7 of the City of York Local Plan Deposit Draft and is recommended to be approved.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

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

Drawing Number 2007 26 01A received 7 August 2007

Drawing Number 2007 26 03A received 7 August 2007

Drawing Number 2007 26 04A received 7 August 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 Matching materials

4 HWAY30 Non-protruding garage doors

7.0 INFORMATIVES:

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 .visual impact parking and highway safety. As such the proposal complies with Policies GP1, T4 and H7 of the City of York Local Plan Deposit Draft.

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