

COMMITTEE REPORT

Committee: East Area
Date: 13 September 2007

Ward: Haxby And Wigginton
Parish: Haxby Town Council

Reference: 07/01762/FUL
Application at: 47 Usher Lane Haxby York YO32 3LA
For: Single storey pitched roof rear extension
By: Mr And Mrs D Jenkinson
Application Type: Full Application
Target Date: 18 September 2007

1.0 PROPOSAL

This application seeks planning permission to erect a single storey pitched roof rear extension. Work has already commenced prior to the application being submitted. This dwelling is sited within a residential area, and the property has been previously extended by the addition of a single storey pitched roofed rear extension, projecting 3.6 metres from the original rear elevation and positioned away from the boundary. There is a large detached double garage which is positioned over 5 metres away from the original dwelling.

The dimensions of the extension are approx 6.3 metres in length along the boundary x width approx 4.1 metre x approx 3.5 metre highest point.

The application has been brought to Committee as 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 (2) 0005

Schools Oaken Grove Primary 0211

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 Internal - None

3.2 External

3.2.1 Haxby Town Council - No Objections

3.2.2 Comments From Neighbours - None

4.0 APPRAISAL

4.1 Key Issue(s): Effect Upon Neighbours And The Surrounding Area.

4.2 Assessment: The Application Site -The proposed extension will be positioned between the existing rear kitchen extension and will be built up to the shared boundary. This relatively large extension, with a projection of 6.3 metres is in proportion with the size of the original dwelling, which is sited within a substantial plot. The roof will be pitched away from the neighbouring property reducing the impact on the shared boundary. The design and scale is appropriate to the main dwelling and it is not considered that the proposal will result in over -development of the site or reduce the outside amenity within the curtilage.

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.

4.6 Effect upon the Street Scene: The development will be effectively unseen from public areas. The applicant intends to use materials that match the existing property. Therefore the proposal is unlikely to detract from the character and appearance of the area.

4.7 Effect upon the Neighbours: The main planning issues raised by this application are whether the proposed development would have a detrimental impact on the residential amenities of nearby properties and the visual appearance and amenities of the surrounding area.

The neighbouring property on the shared boundary (no. 49) has a conservatory which is built on the boundary and has a similar projection to the proposed extension. Existing fencing provides a sufficient degree of boundary treatment and it is not considered that the long projection on the shared boundary would be seen as an overbearing structure when viewed from the neighbouring properties within close proximity, or would result in a significant loss of light for neighbouring properties.

5.0 CONCLUSION

The development will be effectively unseen from public areas and the design and materials are considered acceptable. The rear garden is well screened and it is not considered that the development will appear overbearing or give rise to any unreasonable loss of amenity to adjoining residents as a result of unreasonable overshadowing or loss of light.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 VISQ1 Matching materials

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

Submitted plans received on 24 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.

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, the proposed first floor extension 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.

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