

## COMMITTEE REPORT

**Date:** 5 September 2013      **Ward:** Dringhouses And Woodthorpe  
**Team:** Householder and Small Scale Team      **Parish:** Dringhouses/Woodthorpe Planning Panel

**Reference:** 13/02155/FUL  
**Application at:** 1 Allendale York YO24 2SF  
**For:** Single storey side extension  
**By:** Mrs Margaret Gosling  
**Application Type:** Full Application  
**Target Date:** 23 August 2013  
**Recommendation:** Householder Approval

### 1.0 PROPOSAL

1.1 The application seeks permission for the erection of a single storey side extension to the existing bungalow at 1 Allendale.

1.2 The application is being brought to committee as the applicant works for the City of York Council within Development and Regeneration.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Air safeguarding GMS Constraints: Air Field safeguarding 0175

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: West Area 0004

2.2 Policies:

CYGP1  
Design

CYH7  
Residential extensions

## **3.0 CONSULTATIONS**

### 3.1 Internal

None

### 3.2 External

Dringhouses and Woodthorpe Planning Panel - No objections

Neighbours - No comments received

## **4.0 APPRAISAL**

### 4.1 Key Issues

- Design
- Impact upon neighbours amenity

4.2 The National Planning Policy Framework 2012 (NPPF) sets out the Government's overarching planning policies. At its heart is a presumption in favour of sustainable development. The framework states that the Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people. One of 12 principles set out in paragraph 17 is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

4.3 Paragraph 187 states that Local Planning Authorities should look for solutions rather than problems and decision takers at every level should seek to approve applications for sustainable development where possible. The NPPF states that there are three dimensions to sustainable development - an economic role, a social role and an environmental role. In considering proposals for new or improved residential accommodation, the benefits from meeting peoples housing needs and promoting the economy will be balanced against any negative impacts on the environment and neighbours' living conditions.

4.4 The 2005 Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations although it is considered that their weight is limited except where in accordance with the content of the NPPF.

4.5 The relevant City of York Council Local Plan Policies are H7 and GP1. Policy H7 'Residential Extensions' of the City of York Local Plan Deposit Draft 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 the area and spaces between dwellings; and that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

4.6 Policy GP1 'Design' of the City of York Local Plan Deposit Draft 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.

4.7 The Council has a Supplementary Planning Document (SPD) for House Extensions and Alterations. The SPD was subject to consultation from January 2012 to March 2012 and was approved at Cabinet on 4 December 2012. The SPD offers overarching general advice relating to such issues as privacy and overshadowing as well as advice which is specific to particular types of extensions or alterations. The underlying objectives of the document are consistent with local and national planning policies and is a material consideration when making planning decisions.

## SCHEME

4.8 The application site is a small semi-detached bungalow at the junction with Allendale and Sherringham Drive. The property has a large side garden area which is partially fenced off to provide privacy to the rear garden. The application seeks permission for a single storey side extension, which would also project out to the rear, and would provide a car port and kitchen extension.

4.9 The proposed extension would project out to the side by 3.5m and would be set back from the front elevation by 0.5m. It would provide an open sided carport to the front element and a kitchen extension to the rear. It would project out past the rear elevation of the host dwelling by 1.25m and would be constructed with a gable end to match the existing.

## AMENITY

4.10 There would not be any detrimental impact upon neighbours amenity in terms of loss of privacy or overshadowing due to the location of the proposed extension away from any shared boundary. The dwelling to the rear is set at a distance and sides onto the application site.

4.11 The main concern with the application was the impact upon the character of the area and on the streetscene. The site is relatively prominent due to its corner position and low open landscaping. As originally submitted the scheme proposed a higher ridge than the host dwelling and a width of over half the original dwelling. Revised plans have reduced the width, height and set the extension back from the front elevation in order to create a more subservient scheme. The extension would be set approximately 3m in from the pavement, which runs to the side of the application site, retaining the space around the dwelling. In addition the open sided carport which forms the front element of the extension reduces the bulkiness of the scheme further.

## 5.0 CONCLUSION

5.1 It is considered that the proposed extension would not have any detrimental impact upon the character of the area or neighbouring residential amenity. Officers recommend approval.

## 6.0 RECOMMENDATION: Householder Approval

1 TIME2 Development start within three years -

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

Revised drawings received 20th August 2013

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 -

## **7.0 INFORMATIVES:**

### **Notes to Applicant**

#### **1. STATEMENT OF THE COUNCIL`S POSITIVE AND PROACTIVE APPROACH**

In considering the application, the Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) in seeking solutions to problems identified during the processing of the application. The Local Planning Authority took the following steps in order to achieve a positive outcome:

Revised plans submitted to reduce the width and height.

#### **Contact details:**

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