

## COMMITTEE REPORT

**Committee:** West/Centre Area                      **Ward:** Holgate  
**Date:** 20 September 2007                      **Parish:** No Parish

**Reference:** 07/01897/FUL  
**Application at:** 34 Grantham Drive York YO26 4TZ  
**For:** Erection of detached dwelling with dormer window (Amended house type)  
**By:** Mr Nick Squire  
**Application Type:** Full Application  
**Target Date:** 3 October 2007

### 1.0 PROPOSAL

1.1 The applicant seeks planning approval to erect a detached dwelling with dormer window (Amended house type) at 34, Grantham Drive (Plot 1).

1.2 This application is in part retrospective.

1.3 The application relates to a recently built two storey detached dwelling. The property was built concurrently with Plot 2, located to the east of the application site.

1.4 The original outline approval application 05/02061/OUT was approved by the West and Central Sub Committee on the 17th November 2005. Therefore, any further amendments to that approval should also be considered by the same Committee.

1.5 A committee site visit is to take place because objections have been received and the application is recommended for approval.

### RELEVANT HISTORY

1.6 07/01712/FUL - New Rooflights to the Rear of Plot 2 - No Decision.

1.7 06/02301/FUL - Dormer to the Side - Refused 27.12.2006.

1.8 06/00633/FUL - Erection of 2 no. detached dwellings after demolition of existing dwelling - Approved 28.06.2006.

1.9 05/02061/OUT - Outline application for the erection of two dwellings after demolition of existing bungalow and outbuildings (revised scheme) - Approved 17/11/2005.

1.10 05/01256/OUT - Outline application for the erection of two dwellings after demolition of existing bungalow and outbuildings - Refused 23/09/2005.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

2.2 Policies:

CYGP1  
Design

CYH4A  
Housing Windfalls

### **3.0 CONSULTATIONS**

INTERNAL

3.1 Highway Network Management - No Objections

EXTERNAL

3.2 One letter of objection have been received regarding the applicants' proposals. The letter raise the following points:-

- \* Dormer is of an odd and ugly shape.
- \* Spoils the roof line and shape of the house.
- \* Does not contribute to the attractiveness of the area.

### **4.0 APPRAISAL**

4.1 In this instance the principle of erecting a detached dwelling on this site was established following the approval of outline application 05/02061/FUL and as the dwelling has been constructed up to roof level in accordance with the approved plans, it is only necessary to consider the impact of the amended roof design and the proposed dormer.

4.2 The surrounding street scene host a wide variety of house types, however the majority have hipped roofs. Although slightly higher than the properties neighbouring this particular roof by virtue of its hipped design represents little harm to the amenities and appearance of the surrounding street scene. In terms of residential amenity the applicants' property is located to the south of neighbouring gardens, therefore little or no overshadowing is perceived in this instance.

4.3 The proposed dormer has been included to allow staircase access into the roof space. The dormer is considered to be subservient, has it has been set down from and in from the ridge and roof hip respectively. Dormer of this design and style meet the guidance set out para. 11.2 of the "Guide to Extensions and Alterations to Private Dwelling Houses" and are comparable with other developments in and around this particular street scene.

4.4 A single window is proposed in the south facing elevation of the dormer, this will allow light to the staircase and by virtue of its position will not afford direct views into or of neighbouring properties, therefore the residential amenity currently enjoyed by neighbouring properties remains.

## **5.0 CONCLUSION**

5.0 The applicants' proposals are considered to be acceptable in this instance and are therefore recommended for approval.

## **COMMITTEE TO VISIT**

**6.0 RECOMMENDATION:** Approve

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

628.002 - Plot 1 Elevations.

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.

2 Notwithstanding the provisions of Article 3 of the Town and Country Planning (General Permitted Development) Order 1995 (or any Order revoking or re-enacting that Order), development of the type described in Classes A to G of Schedule 2 Part 1 of that Order shall not be carried out without the prior written consent of the Local Planning Authority.

Reason: In the interests of the amenities of the adjoining residents the Local Planning Authority considers that it should exercise control over any future extensions or alterations which, without this condition, may have been carried out as "permitted development" under the above classes of the Town and Country Planning (General Permitted Development) Order 1995.

3 HWAY19 Car and cycle parking laid out

## **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 visual and residential amenity. As such the proposal complies with Policies GP1 and H7 of the City of York Development Control Draft Local Plan.

**Contact details:**

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