

COMMITTEE REPORT

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

Reference: 07/01712/FUL
Application at: 34 Grantham Drive York YO26 4TZ
For: New rooflight windows to rear of plot two
By: Mr Nick Squire
Application Type: Full Application
Target Date: 25 September 2007

1.0 PROPOSAL

1.1 The applicant seeks planning approval to install three new rooflight windows to the rear of 34, Grantham Drive (Plot 2).

1.2 This application is retrospective.

1.3 The application relates to a recently built two storey detached dwelling. The property has an attached garage, which can be accessed using the existing driveway. The property was built concurrently with Plot 1, 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. The approved plans showed one rear facing rooflight window and a condition was imposed on the permission restricting permitted development rights in respect of new windows and other extensions and additions.

1.5 A Committee site visit is proposed, enabling members to assess any visual impact from the rooflights and to consider the concerns of neighbours.

RELEVANT HISTORY

1.5 07/01897/FUL - Erection of Detached Dwelling with Dormer Window (Amended House Type) - No Decision.

1.6 06/02301/FUL - Dormer to the Side - Refused 27.12.2006.

1.7 06/00633/FUL - Erection of 2 no. detached dwellings after demolition of existing dwelling - Approved 28.06.2006.

1.8 05/02061/OUT - Outline application for the erection of two dwellings after demolition of existing bungalow and outbuildings (revised scheme) - Approved 17/11/2005.

1.9 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

CYH7
Residential extensions

3.0 CONSULTATIONS

INTERNAL

3.1 Highway Network Management - No Comments.

EXTERNAL

3.2 One letter of comment has been received regarding the applicants' proposals. The letter raises concerns about retrospective practices and seeks a Committee site visit prior to a decision being made.

4.0 APPRAISAL

4.1 By virtue of the first floor layout and the height of the proposed roof lights no direct view exists over the rear gardens of neighbouring properties, in particular No.36, Grantham Drive. Therefore it is the opinion of the Local Planning Authority that no harm to neighbouring amenity exists.

5.0 CONCLUSION

5.1 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:-

628.001 - Proposed 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.

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

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