

COMMITTEE REPORT

Committee: East Area **Ward:** Fishergate
Date: 27 September 2007 **Parish:** Fishergate Planning Panel

Reference: 07/01886/FUL
Application at: The Coach House Fulford Chase York YO10 4QP
For: Single storey flat roof rear extension
By: John Harrington
Application Type: Full Application
Target Date: 2 October 2007

1.0 PROPOSAL

1.1 It is proposed to erect a single storey extension to the side of the Coach House, a single storey outbuilding on the site of the former Gimcrack Public House redevelopment site and which itself has planning permission for its conversion into a house. The extension is to the northern elevation projecting towards the boundary with 292 Fulford Road.

1.2 The site is within the Fulford Road Conservation area.

1.3 The application is before the Committee at the request of the local member. The reason given for this request is that the proposal is a significant departure from the scheme approved for this development. The retention of the Coach House in as near its original form as possible was a key aspect of the approval.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Fulford Road 0039

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies:

CYHE2
Development in historic locations

CYHE3
Conservation Areas

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 INTERNAL

3.2 Environment, Conservation and Sustainable Development.

The building was the coach house and stable block to the former Gimcrack Hotel. The whole site is within the Fulford Road conservation area and the buildings face the main road close to a busy junction. Although the buildings are unlisted they are mentioned as being of historic importance having been associated with the former cavalry barracks on Fulford Road.

The site has recently been the subject of residential development and the former coach house has been converted into a dwelling. The coach house frontage has a strong symmetrical elevation and there is an outstanding enforcement case relating to the windows. It is noted that the new proposals would incorporate the agreed window type to remedy the enforcement issue. The other sides of the building are not organised to a formal architectural design. The proposed sun-room would be on the north side of the property back from the frontage by 5m. Its footprint is small in relation to the overall footprint of the house and it would be below eaves height - which is important as the building has a pronounced eaves detail. The extension would be clad in horizontal timber boarding to distinguish itself from the existing building.

As the building is already well set back from the road and has a mature tree in front of it, it is not considered that the size scale and design approach would not harm the conservation area. The areas of concern relate to details only. These include

- the top hung windows would be architecturally unsympathetic to both the existing coach house and the modern extension. Suggest that these are simple casements and that they are reduced in size.
- the eaves detail appears uncharacteristically deep - this should not be noticeable to retain the simplicity of the extension
- It is not clear how much higher the existing garage wall (adj WC) would have to be as the two drawings show no increase in height. Bricks must match.
- Shrub planting should take place behind the line of the front façade.

Revised plans were submitted to address the above and the top hung windows have been revised in line with the above comments. The plans haven't adequately addressed the other points however and the Council's Conservation officer has been in touch with the applicant over this. Further amended plans have been promised and if these are amended in line with the comments above then there should be no objections. An update will be provided at the Committee meeting.

3.3 EXTERNAL

3.4 Fishergate Planning Panel

Object. This is a recently approved development and it was a condition of approval that the original buildings are unchanged.

3.5 Neighbours / Third parties.

1 letter of objection received from the neighbour at 292 Fulford Road. Offers the following comments:

- i) Further loss of privacy by the adding of french windows overlooking garden and property. Extension will bring these windows nearer to the shared boundary.
- ii) Existing boundary hedge roots have been eaten away by the construction of the footings for the garage and bin store, the remaining trench between the hedge and the footings and the loss of part of the original fence. Just the remainder of the hedge will be left, which in winter sheds its leaves leaving a clear view from the new windows into garden and vice versa.
- iii) This property has never been overlooked on this side and the building has never been a dwelling.

4.0 APPRAISAL

4.1 KEY ISSUES.

- impact on the Conservation area and the character of the building.
- neighbour amenity.

4.2 Impact on the Conservation area and the character of the building.

The proposal has been considered against PPG15 (Planning and the Historic Environment) and draft local plan policy HE3 (Conservation areas). This states that external alterations / extensions to buildings in the Conservation area will only be permitted where there is no adverse effect on the character and appearance of the area.

4.3 The detailed comments of the Design and Conservation officer are at para. 3.2 of this report and these largely address this issue. The comments of both the Local Councillor and the Fishergate Planning Panel are noted but the fact that the building was converted as it stood in the original scheme does not preclude it from being altered or extended in the future. The Council have approved its conversion into a house, originally with no extensions proposed. The key issue therefore is not simply to ensure the preservation of the original building at all costs but assess whether any proposed extensions or alterations preserve or enhances the setting and appearance of the building and in its wider context, the Conservation area. If the proposal achieves this then there should be no justification for refusing planning permission.

4.4 The extension is modest in size and set back from the front and side of the building. Only glimpses of it will be visible from public views from Fulford Road. As stated by the Council's Conservation architect, the use of modern materials (horizontal timber cladding) is not necessarily a source of objection as it helps to distinguish it from the original building. Providing the extension and materials do not dominate the original building and the development remains subordinate to it, then officers raise no objections. Given the modest size and scale of the proposal and its position off the side of the building then officers raise no objections to the principle or the basic design and appearance of the extension.

4.5 Officers still have some concerns over the more specific details of the proposal such as eaves and soffit details and the applicant is addressing these following on

from consultation with Council officers. Subject to these being amended to the satisfaction of the Conservation architect, no objections are raised to the extension with regard to its impact on the appearance or historic relevance of the building or the Fulford Road Conservation area.

Neighbour amenity.

4.6 The neighbour objection is from the occupier of the only neighbouring property at 292 Fulford Road. The proposed sun room and patio area will be immediately adjacent to this boundary and the doors from the sun room will open towards this boundary. The objectors comments about the fragmented boundary (gaps in the existing hedge) are acknowledged as correct.

4.7 In the recently approved scheme (07/00199/FUL) the internal layout of the building was amended from that originally approved to show the two rooms on the side of the building facing the neighbour as principal rooms (Kitchen and sitting room). If this application was to be refused the layout shown under 07/00199/FUL will still be relevant and can be implemented. Therefore consideration must be given to the extent of the harm that the introduction of a sun room extension on this side of the building will bring in comparison to that shown in the extant planning permission.

4.8 The building is only single storey and therefore any outlook from ground floor windows will not afford the extent of views over a neighbouring house or garden that a two storey building would do. Whilst acknowledging that the extension will bring the proposed sun-room window some 2 metres closer to No. 292 than the existing arrangement would do, the distance between the Coach House building and the side wall of No.292 is approx. 14 metres with an east-west orientation. 14 metres is significantly above normal and accepted side to side relationships. Whilst acknowledging the concerns over the over-looking of the side garden area of No.292 from the proposed sun-room and patio, this area does not appear to be used as a principle sitting area, this being concentrated to the rear of the house.

4.9 However the concerns of the objector are noted about the shared boundary and given that the 2 rooms on that side of the building are principle habitable rooms (together with proposed patio) and that the boundary hedge is fragmented and bare at this point, these concerns do have some validity and some additional boundary treatment can be justified. Privacy works both ways and the applicant has acknowledged that the current boundary arrangement results in some loss of privacy for both sides. It is the applicants intention to improve and re-impose the planting on this boundary to the benefit of both parties. However, in order for the Council to retain control over this issue the imposition of a condition pertaining to the need to agree boundary treatment at this sensitive point is recommended.

5.0 CONCLUSION

5.1 Subject to the receipt of detailed plans of eaves and wall details, officers raise no objection to the proposal and will not harm the Conservation area. The extension is modest in size and will not be visually imposing from Fulford Road. It is set well back from the road with a mature tree in front of it.

5.2 The proposal is not expected to result in material harm to the living conditions or amenity of the neighbour at 292 Fulford Road subject to improvements to the boundary treatment in the area around the proposed patio and sun room.

6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

2 PLANS1 Approved plans

3 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of all external materials, including brickwork, roof materials, joinery and rainwater goods, to be used on the extension shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. All windows and doors should be of timber construction and the existing rainwater pipes should be reused or replaced with cast-iron pipes where necessary. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance given the historic importance of the building and its location in the Fulford Road Conservation Area.

4 Details of boundary treatment on the northern boundary with no. 292 Fulford Road shall be submitted to and approved in writing by the Local Planning Authority and shall be provided on site before the dwelling as a whole is first occupied.

Reason: In the interests of the residential amenity and privacy of neighbours and future occupants of the dwelling.

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 amenity, the Fulford Road conservation area, protected trees and residential amenity. As such the proposal complies with Policies H9 and E4 of the North Yorkshire County Structure Plan (Alteration No.3 Adopted 1995) and Policies HE2, HE3, H7 and T13 of the City of York Local Plan Deposit Draft.

Contact details:

Author: Matthew Parkinson Development Control Officer

Tel No: 01904 552405