

COMMITTEE REPORT

Committee: West & City Centre Area **Ward:** Rural West York
Date: 2 October 2007 **Parish:** Copmanthorpe Parish
Council

Reference: 07/02024/FUL
Application at: Faith Cottage 3 Low Green Copmanthorpe York YO23 3SD
For: One and two storey pitched roof side extension (resubmission)
By: Mr & Mrs J Corner-Walker
Application Type: Full Application
Target Date: 15 October 2007

1.0 PROPOSAL

1.1 The application is for a one and two storey pitched roof side extension (resubmission).

1.2 The dwelling is set in the Copmanthorpe Conservation Area it is raised above the road level and is just off a small village green. 3 Low Green dates from the 1950s and is not considered to be of significant architectural merit.

1.3 The application comes before committee with a site visit at the request of Cllr Paul Healey who has been contacted by the applicant who considers that the planning guidelines are not appropriate in this particular case.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Copmanthorpe 0016

City Boundary York City Boundary 0001

DC Area Teams West Area 0004

Schools Copmanthorpe Primary 0190

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

CYHE2

Development in historic locations

CYHE3

Conservation Areas

3.0 CONSULTATIONS

3.1 PUBLICITY DATES/PERIODS

Neighbour Notification - Expires 12/09/2007

Site Notice - Expires 19/09/2007

Press Advert - Expires 26/09/2007

Internal/External Consultations - Expires 12/09/2007

8 WEEK TARGET DATE 15/10/2007

3.2 INTERNAL CONSULTATIONS

HIGHWAY NETWORK MANAGEMENT - No objections

- The existing garage would be shortened but a minimum length of 4.8 metres would be maintained, as would the original width of 3.45metres.

- The driveway, is currently predominantly tarmac, is to be refurbished using gravel. There is a fairly pronounced gradient to the driveway down towards the public highway, therefore if the surface was to be of an unbounded construction it is considered probable that loose material would be "trafficked" onto the footway and carriageway

DESIGN, CONSERVATION AND SUSTAINABLE DEVELOPMENT - This property is an unlisted building situated in Copmanthorpe Conservation Area no.13.

The proposals have been the subject of a previous application and consultations from Design, Conservation and Sustainable Development on 5 February 2007 and 23 February 2007. This semi detached property was built in the 1950's and replaces an earlier Victorian cottage which was attached to no. 5 Low Green adjacent. The current proposals for a first floor extension over the existing garage have been the subject of negotiation regarding the design of the addition.

The proposed extension should be subsidiary to the existing house and read as an addition. The extension is stepped back from the front façade and replicates the fenestration of the existing property. The extension will have a brick finish to match that of the original house.

The key issue is the level of the ridge line proposed for the extension which is at the same height as the existing building. It is suggested that the ridge line of the extension should be stepped down marginally to ensure that the extension reads as an addition to the existing property. The stepping down of the ridge line will replicate the connection between Faith Cottage and the attached property adjacent at no.5 Low Green.

Should the ridge line of the extension be stepped down, this will also serve to reduce the mass of the building as a whole and improve the visual impact of the extension on the character and appearance of the conservation area.

3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS

COPMANTHORPE PARISH COUNCIL - No objections, providing that it does not conflict with the planning guidelines indicated in the refusal dated 06/03/2007

1 LETTER OF COMMENTS

- Do not object to the planning application

4.0 APPRAISAL

4.1 RELEVANT SITE HISTORY

04/01962/FUL - One and two storey pitched roof side extension - Refused

- Due to its design, form and massing, the proposed extension would be unsympathetic to the existing subservient character of the applicant's property in relationship with the attached property and its existing gabled form, that create a distinctive grouping and character of this part of the conservation area.

07/00020/FUL - One and two storey pitched roof side extension (re-submission) - Refused

- It is considered that the proposed extension, by virtue of its form, massing and design, would be unsympathetic to the existing subservient character of the dwelling in relation to the attached property, that together form a distinctive grouping and character in this part of the conservation area. Thus the proposal would have an unduly harmful impact on the street scene, the dwelling, and the grouping of buildings and is considered to conflict with Policy E4 of the North Yorkshire Structure Plan (1995), Policies GP1, H7 and HE2 of the York Draft Local Plan (2005), national planning advice in Planning Policy Statement 1: "Delivering Sustainable Development" and Planning Policy Guidance Note 15: "Planning and the Historic Environment", City of York Council supplementary planning guidance: "Guide to extensions and alterations to private dwelling houses" (2001), and the Copmanthorpe Village Design Statement (2003).

4.2 ADDITIONAL PLANNING POLICY

CYC Supplementary Design Guidance - A guide to extensions and alterations to private dwelling houses, 2001

Copmanthorpe Village Design Statement, 2003

Planning Policy Guidance Note 15: "Planning and the Historic Environment"

4.3 KEY ISSUES

1. Visual impact on the dwelling and the area
2. Impact on neighbouring property

4.4 ASSESSMENT

PLANNING POLICY

4.4.1 Central Government advice in Planning Policy Statement 1 "Delivering Sustainable Development" emphasises the importance of good design and states that design which is inappropriate in its context, or which fails to take the opportunities available for improving the character and quality of an area and the way it functions, should not be accepted.

4.4.2 Planning Policy Guidance Note 15 'Planning and the Historic Environment' (PPG15) sets out the approach to dealing with proposals that affect Listed Buildings and Conservation Areas. PPG15 advises that new buildings intended to stand alongside Listed Buildings should be 'carefully designed to respect their setting, follow fundamental architectural principles of scale, height, massing and alignment, and use appropriate materials'. New buildings do not have to be detailed copies of their neighbours but should form a harmonious group with them. In making decisions on proposals in Conservation Areas, Planning Authorities have a statutory duty to consider the desirability of preserving or enhancing the character or appearance of the Conservation Area. Policy E4 of the North Yorkshire County Structure Plan states that areas of special townscape, architectural or historic interest will be afforded the strictest protection. Policies HE2 'Development within Historic Locations' and HE3 'Conservation Areas' of the City of York Development Control Local Plan are also relevant to this proposal. These policies expect proposals to maintain or enhance existing urban spaces, views, landmarks and other townscape elements and not to have an adverse effect on the character or appearance of the Conservation Area.

4.4.3 Policy GP1 'Design' of the City of York Development Control Local Plan 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.

4.4.4 Policy H7 'Residential Extensions' of the City of York Development Control Local Plan 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 area and spaces between dwellings; and that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

4.4.5 The City of York Council's supplementary planning guidance - Guide to extensions and alterations to private dwelling houses states that the basic shape and size of the extension should be sympathetic to the design of the original dwelling.

The scale of the new extension should not dominate the original building. Where a street or group of buildings has a well-defined building line it should be retained. It is suggested that side extensions should be set back at least 0.5 metres from the front of the building. Generally roofs that reflect the pitch and style of the existing roof are encouraged. In order to reduce the visual impact of two storey extensions the ridge line should be lower than the original house. Side extensions should be sympathetically designed to appear subservient to the main dwelling. Their appearance will be improved if the extension is set back at least 0.5 metres from the main building line and set down in height from the original building to provide a break in the street frontage.

4.4.6 Supplementary planning guidance - The Copmanthorpe Village Design Statement, 2003 states that Low Green provides a "green heart" to Copmanthorpe and has particular social and community value. This space is characterised by mature trees and enclosed by character buildings. The guidance sets out design guidelines such as extensions should be set back from the plot boundaries, and extensions should be designed to complement existing buildings with the building line normally set back with the roof line normally lower than the main building, all developments should be carried out with great sensitivity, to respect its historic buildings and their settings.

VISUAL IMPACT ON THE DWELLING AND THE AREA

4.4.7 The reason for the previous two applications refusal was that the proposed extension's were not considered to be subservient to the principal dwelling, it was also stated in pre-application advice that a side extension on this site should to be subservient and a set down in height from the main building would be required.

4.4.8 There is a gradation in built form, with 5 Low Green being the more dominant than 3 Low Green and it is considered that the pattern should be repeated in any two storey side extension. The plans submitted show the side extension set back only 0.2 metres at first floor level, significantly less than the 0.5 metres requested in the CYC supplementary planning guidance - Guide to extensions and alterations to private dwelling houses, it is not set down from the height of the original dwelling. This does not create a subservient appearance to the main dwelling and therefore is contrary to the CYC supplementary planning guidance and the Copmanthorpe Village Design Statement which states that extensions should be "designed to complement existing buildings, with the building line normally set back with the roof line normally lower than the main building".

4.4.9 Nos 3 and 5 Low Green have a degree of prominence in the street scene by virtue of their siting adjacent to the Village Green and being set at a higher elevation than the road. Low Green is described in the Copmanthorpe Village Design Statement as a "green heart" which is "enclosed by character buildings". It is considered that the proposed extension would not be a positive contribution to the street scene. Whilst it is considered that the existing dwelling is not of significant architectural merit, the prominent siting in the street and within the conservation area, and being attached to a prominent building (5 Low Green) when seen in context of the village green, the proposed extension by its lack of subservience would have an adverse and negative effect on the grouping of buildings. In addition,

by not respecting the character of these two important buildings the proposal would lead to an increase in prominence in the street that would further compound the impact of this building within the street scene, resulting in an unduly harmful impact on the conservation area.

4.4.10 It is considered that a two storey side extension would be acceptable in principle if it followed the gradated form of the group of buildings and would be subservient to 3 Low Green with at least a 0.5 metre set back from the main building and a set down in height from the main roof ridge. The drop in the ridge line would also serve to reduce the mass of the building as a whole and improve the visual impact of the extension on the character and appearance of the conservation area. The drop in the ridge height would be unlikely to result in a drop in internal ceiling heights.

IMPACT ON NEIGHBOURING PROPERTY

4.4.11 The proposed side extension would be built out to the side boundary with 1 Low Green and would have a first floor side window in this elevation that is considered to be unneighbourly as the distance between the dwellings is only 15 metres. However this window could be conditioned as obscure glazing if planning permission was granted. It is considered that the proposed side extension would not impact on the residential amenity of the occupants of the surrounding dwellings.

5.0 CONCLUSION

5.1 The proposed extension has no subservience to the main dwelling and therefore contrary to the CYC supplementary planning guidance and the Copmanthorpe Village Design Statement. The proposal does not reflect the gradation in the built form of this distinctive grouping of dwellings, and the existing subservient character of the dwelling and its relationship to the 5 Low Green. The resulting impact would be unduly harmful on the character of the dwelling, streetscene and this part of the conservation area. Refusal is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Refuse

1 It is considered that the proposed extension, by virtue of its form, massing and design, would be unsympathetic to the existing subservient character of the dwelling in relation to the attached property, that together form a distinctive grouping and character in this part of the conservation area. Thus the proposal would have an unduly harmful impact on the street scene, the dwelling, and the grouping of buildings and is considered to conflict with Policy E4 of the North Yorkshire Structure Plan (1995), Policies GP1, H7 and HE2 of the York Draft Local Plan (2005), national planning advice in Planning Policy Statement 1: "Delivering Sustainable Development" and Planning Policy Guidance Note 15: "Planning and the Historic Environment", City of York Council supplementary planning guidance: "Guide to

extensions and alterations to private dwelling houses" (2001), and the Copmanthorpe Village Design Statement (2003).

7.0 INFORMATIVES:

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