

COMMITTEE REPORT

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

Reference: 07/00665/FUL
Application at: 23 Chantry Gap Upper Poppleton York YO26 6DG
For: Single storey pitched roof side extension and pitched roof dormer to front
By: Mr And Mrs W Tweedhope
Application Type: Full Application
Target Date: 29 May 2007

1.0 PROPOSAL

1.1 The applicant seeks planning approval to erect a single storey pitched roofed side extension and pitched roofed dormer to the front. All materials used will match the existing where appropriate.

1.2 The application relates to a semi detached hipped roofed bungalow with enclosed gardens to the rear. The property has an existing single storey extension to the side, which provides the main entrance.

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

Poppleton Village Design Statement Supplementary Planning Guidance

3.0 CONSULTATIONS

3.1 Upper Poppleton Parish Council - Comments

* Potential loss of light to the kitchen window of No.21, Chantry Gap.

3.2 Five letters of objection have been received with regard the applicants' proposals. The letters raise the following concerns.

- * Overlooking.
- * Impact on House Prices.
- * Overshadowing.
- * Increase in Noise.
- * Character and Appearance.

4.0 APPRAISAL

4.1 The single storey pitched roofed side extension will replace an existing lean to utility area running flush with the boundary shared with No.21, Chantry Gap. Concerns have been raised regarding loss of light to the eastern elevation of the aforementioned bungalow. The hipped design of the extension in conjunction with the orientation of the properties (facing south) and the provision of an existing driveway are considered to mitigate any detrimental impact. This is particular pertinent when two of the windows are secondary to main habitable rooms and the other provides light to a bathroom.

4.2 The front dormer has been aligned with the large ground floor level following revisions. Approx. 29 metres have been provided to the front elevations of the properties opposite, which exceeds the guidance set out in the "Guide to Extensions and Alterations to Private Dwelling Houses", therefore the potential for overlooking (loss of privacy) is considered to be minimal.

4.3 Although the applicant proposes to build up to the shared boundary the potential for terracing is considered to be minimal. The hipped roof will ensure that a gap always remains between No.21 and the applicants' property, even if the neighbours proposed to do something similar. The layout of the surrounding street scene and in particular "spaces between buildings" also eliminates the potential for any future terracing.

4.4 Concerns have been raised regarding the "devaluation of property", this is not a material planning consideration and can not be considered in this instance.

4.5 The applicants' proposals are considered to comply with Policies GP1 and H7 of the Local Plan, which require that developments respect or enhance the local environment and require extensions to be of an appropriate design and scale, respecting the space between dwellings and mitigating any amenity impact, and design guideline 12 of the Poppleton VDS which requires the size, scale and massing of extensions to harmonise with neighbouring properties and spaces.

5.0 CONCLUSION

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 TIME2 Development start within three years

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

011/03/07/A/ Rev A- Proposed Dormer Bedroom and Utility Extension

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.

3 VISQ1 Matching materials

4 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking or re-enacting that Order), no doors, windows or other opening additional to those shown on the approved plans shall at any time be inserted into the side elevation of the single storey extension hereby approved.

Reason: In the interests of the amenities of occupants of adjacent residential properties.

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 H7 and GP1 of the City of York Development Control Draft Local Plan.

Contact details:

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