

## **COMMITTEE REPORT**

**Date:** 8 May 2014                      **Ward:** Fulford  
**Team:** Householder and            **Parish:** Fulford Parish Council  
                                Small Scale Team

**Reference:** 14/00729/FUL  
**Application at:** 3 Heslington Lane York YO10 4HN  
**For:** Single storey rear extension  
**By:** Mrs Carolyn Howarth  
**Application Type:** Full Application  
**Target Date:** 23 May 2014  
**Recommendation:** Householder Approval

### **1.0 PROPOSAL**

1.1 The application site forms part of a short row of terraced Victorian houses located within the Heslington Conservation Area. This application seeks planning permission for the erection of a single storey flat roof rear extension sited on an area of existing hard standing, located between a double storey rear return and the common boundary. The maximum height would be approximately 2.8 metres incorporating a total length of approximately 5.0 metres and approximately 3.0 metres in width. The proposal includes raising the height of the original side boundary wall from approximately 2.2 metres to approximately 2.9 metres.

1.2 This application is to be determined by the Area Planning Sub Committee because the applicant is a Council employee working within Development and Regeneration.

### **2.0 POLICY CONTEXT**

2.1 Development Plan Allocation: Conservation Area: Fulford

2.2 Policies:

CYH7        Residential extensions  
CYHE3     Conservation Areas

### **3.0 CONSULTATIONS**

Heslington Parish Council

3.1 No objections.

## Publicity

3.2 No objections received at the time of writing (21 days expires on 30 April). Any further comments will be reported verbally.

## **4.0 APPRAISAL**

### 4.1 Key issue(s):

- Impact on the character and appearance of the Conservation Area.
- Impact on the amenity of neighbours.

## Planning Policy

4.2 The National Planning Policy Framework 2012 (NPPF) sets out the Government's overarching planning policies. On the subject of development within conservation areas it states that local planning authorities should take account of the desirability of sustaining and enhancing the significance of heritage assets and the desirability of new development making a positive contribution to local character and distinctiveness. It states that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions (paragraph 64).

4.3 The Development Control Local Plan was approved for Development Control purposes in April 2005; its policies are material considerations although it is considered that their weight is limited except where in accordance with the content of the NPPF'. Policy H7 - "Residential Extensions" states that residential extensions will be permitted where (i) the design and materials are sympathetic to the main dwelling and the locality (ii) the design and scale are appropriate to the main building (iii) there is no adverse effect upon the amenities of neighbours. Policy HE3 reflects the statutory obligation of the Local Planning authority and states that within conservation areas, proposals for external alterations will only be permitted where there is no adverse effect on the character and appearance of the area.

4.4 The City Of York Council Supplementary Planning Guidance (2012) – "A Guide To Extensions And Alterations To Private Dwelling Houses." This document states, amongst other things, that the basic shape and size of the extension should be sympathetic to the design of the original dwelling.

## Impact on the Conservation Area:

4.5 The extension would be located in a recessed area of the rear garden enclosed by an existing double storey rear return and the original boundary wall. The garden facing elevation would be formed of glass and timber; the raised boundary wall would use matching brickwork. Its design is sympathetic to the original layout and appearance of the building the impact on the conservation area would be neutral.

## Neighbour Amenity

4.6 The proposed extension would involve raising the original boundary wall with the office building at no.1 Heslington Lane. The area adjacent to the wall is used as the access to the building's car park. Whilst there are windows in the wall of the office facing the proposed extension they would not be unduly affected by the proposal. There would be no impact on the attached dwelling at 5 Heslington Lane.

## **5.0 CONCLUSION**

5.1 The proposal would comply with national planning policy in relation to design and heritage assets contained within the National Planning Policy Framework and policies HE3 and H7 of the Development Control Local Plan (April 2005). There would be no harmful impact on the character and appearance of the conservation area or the amenities of neighbouring properties.

## **6.0 RECOMMENDATION:** Householder Approval

- 1 TIME2 Development start within three years -
- 2 PLANS1 Approved plans - Plans received on 24th March 2011
- 3 VISQ1 Matching materials -

## **7.0 INFORMATIVES: Notes to Applicant**

### 1. STATEMENT OF THE COUNCIL'S POSITIVE AND PROACTIVE APPROACH

In considering the application, The Local Planning Authority has implemented the requirements set out within the National Planning Policy Framework (paragraphs 186 and 187) and having taken account of all relevant national guidance and local policies, considers the proposal to be satisfactory. For this reason, no amendments were sought during the processing of the application, and it was not necessary to work with the applicant/agent in order to achieve a positive outcome.

### **Contact details:**

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