

COMMITTEE REPORT

Date: 5 June 2014 **Ward:** Dringhouses/
Woodthorpe
Team: Householder/Small **Parish:** Dringhouses/Woodthorpe
Scale Team Planning Panel

Reference: 14/00925/FUL
Application at: 60 Hunters Way York YO24 1JJ
For: Single storey rear extension and dormer to rear
By: Mr and Mrs Cragg
Application Type: Full Application
Target Date: 11 June 2014
Recommendation: Householder Approval

1.0 PROPOSAL

1.1 This application seeks permission for a single storey rear extension, to span the whole of the existing rear elevation, which includes a side extension, to provide additional living space. A small rear dormer is also proposed within the existing roofspace to the side extension - this is to provide sufficient space for an en-suite bathroom to be added by way of reducing the size of the existing bedroom. A matching brick is proposed to the rear elevation, with zinc roof; along with zinc cladding to the proposed dormer.

1.2 This traditional style semi-detached dwelling is sited within a residential area made up largely of similar style dwellings.

Relevant Planning History

1.3 Application No. 02/00057/FUL - Erection of pitched roof two storey side and single storey rear extension. Approved 08.02.2002

1.4 The application is brought to committee for decision as the applicant works within the Development Management Team of City of York Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001
DC Area Teams GMS Constraints: West Area 0004

2.2 Policies:

CYH7 Residential extensions
CYGP1 Design

3.0 CONSULTATIONS

Dringhouses/Woodthorpe Planning Panel

3.1 Letter of support received.

Neighbour Notification/Publicity

3.2 No reply received up to date of writing.

4.0 APPRAISAL

4.1 Key Issues:

- Visual impact on the dwelling and surrounding area;
- Impact on neighbouring amenity

POLICY CONTEXT

4.2 The National Planning Policy Framework (March 2012) sets out 12 core planning principles that should underpin both plan-making and decision-taking. Of particular relevance here is that planning should always seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'

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.

4.4 DEVELOPMENT CONTROL LOCAL PLAN POLICY CYH7 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.

4.5 DEVELOPMENT CONTROL LOCAL PLAN POLICY GP1 refers to design, for all types of development. Of particular relevance here are the criteria referring to good design and general neighbour amenity.

4.6 The Council has a Supplementary Planning Document (SPD) for House Extensions and Alterations. The SPD was subject to consultation from January 2012 to March 2012 and was approved at Cabinet on 4 December 2012.

The SPD offers overarching general advice relating to such issues as privacy and overshadowing as well as advice which is specific to particular types of extensions or alterations. Advice in the document is consistent with local and national planning policies and is a material consideration when making planning decisions. Advice in paragraph 7.5 states that extensions should respect the appearance of the house and street unless a justification can be given showing how the development will enhance the streetscene. Proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing/loss of light or over-dominance/loss of light. Para 14.5 advises that dormers should be designed so that they do not dominate the roof. The style, materials and shape of dormers should relate to the appearance of the house, including the position of existing windows

ASSESSMENT

IMPACT UPON THE DWELLING AND THE CHARACTER AND APPEARANCE OF THE SURROUNDING AREA

4.7 As the additions proposed are all to the rear they will not be open to public view. The dwelling lies within a large plot, thus, although it has already been extended to the side and rear, as mentioned above, these further additions are considered in keeping with the scale of the dwelling and plot. The proposed materials of matching brick and zinc roof, and proposed fenestration are in keeping with the existing dwelling. A large garden, to the rear, provides ample amenity space; and external access from the front to rear will be retained by the small passageway in place to the side. No change in car/cycle/bin storage requirement will ensue, though sufficient is provided within the existing driveway/garage/passageway.

4.8 The proposed dormer will replace a large section of rooflights and incorporates appropriate zinc cladding; the dormer is small in scale and will not dominate the appearance of the rear roofslope, in line with CYC Supplementary Planning Guidance, mentioned above.

IMPACT UPON NEIGHBOURING AMENITY

4.9 The proposed rear extension will project approx. 3 metres more than the rear of the existing small rear extension in place. It will be set off the common boundary with No. 58 Hunters Way by approx 0.8 metres. This neighbouring dwelling has a two-storey side extension in place along this common boundary; and fencing and shrubbery is in place along this boundary approx. 2 metres high. The other adjacent dwelling, No. 62 Hunters Way has a single storey rear extension in place which projects approx. 3 metres to the rear, and again boundary fencing and shrubbery

also bounds this common boundary. Taking all of the above into account it is not considered any significant loss of amenity will occur to these neighbouring residents, with particular regard to loss of outlook/light/overshadowing or loss of privacy.

4.10 Though the proposed dormer will gain some views over the rear garden of No. 58 Hunters Way, it is not considered this will result in significant additional loss of privacy, taking into account that this garden is already overlooked by first floor windows in place at the host and also to No. 56 Hunters Way.

5.0 CONCLUSION

5.1 The proposals are considered to comply with the NPFF, CYC Development Local Plan Policies H7 and GP1 and Supplementary Planning Guidance to Householders. Approval is recommended.

6.0 RECOMMENDATION: Householder Approval

1 TIME2 Development start within three years -

2 The materials to be used externally for the roof and brickwork shall match those of the existing buildings in colour, size, shape and texture.

Reason: To achieve a visually acceptable form of development.

3 PLANS1 Approved plans - 831/2 received on 15/04/2014

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.

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