

COMMITTEE REPORT

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

Reference: 14/00489/FUL
Application at: 1 Dringthorpe Road York YO24 1NF
For: Two storey side extension (resubmission)
By: Mr W Jones
Application Type: Full Application
Target Date: 29 April 2014
Recommendation: Refuse

1.0 PROPOSAL

1.1 The application seeks permission for the erection of a two storey side extension at 1 Dringthorpe Road.

Relevant History

1.2 Two storey side extension - Approved 28.07.2011 (11/00696/FUL). Two storey side extension - Refused 04.11.2013 and dismissed at appeal 21.01.2014 (13/03057/FUL)

Call-in

1.3 The application has been called to committee with a site visit by Cllr G Hodgson on the grounds that the application has been ongoing with numerous revised plans being submitted but no resolution has been reached.

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:

CYGP1 Design
CYH7 Residential extensions

3.0 CONSULTATIONS

Dringhouses and Woodthorpe Planning Panel

3.1 Support the application

Neighbour Notification/Publicity

3.2 No comments received

4.0 APPRAISAL

4.1 Key Issues

- Design
- Impact upon neighbours amenity

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, a principle set out in paragraph 17.

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 The relevant City of York Council Local Plan Policies are H7 and GP1. Policy H7 'Residential Extensions' of the City of York Local Plan Deposit Draft 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 the area and spaces between dwellings; and that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

4.5 Policy GP1 'Design' of the City of York Local Plan Deposit Draft 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 and was approved on 4 December 2012. The SPD advises (7.1 and 7.2) that any extension should be in keeping with the appearance, scale, design and character of both the existing dwelling and the street scene generally, key criteria includes the degree of enclosure of the street and the character of the space between the buildings. In respect of side extensions the guidance states that if not sensitively designed they can erode the open space within the street and that unduly wide extensions should normally be avoided.

Side extensions should be subservient to the main house and where built to the boundary should be set-back from the front elevation, where the spacing between houses is a very important intact characteristic of the street it may be that a clear gap is required to the boundary.

SCHEME

4.7 The application site is a semi-detached dwelling which faces onto the junction of Dringthorpe Road and Lycett Road and has a generous side garden. Planning permission was granted in 2011 for a two storey side extension which was set at an angle to the host dwelling in order to follow the site boundary. The main element had a frontage of approximately 6m before dropping to a single storey garage to the boundary with 3 Dringthorpe Road.

4.8 An application was submitted in September 2013 for a revised scheme which sought permission for the extension to be two-storey across the whole frontage for a length of 9m, incorporating an integral garage as part of the two-storey element. The extension would adjoin the boundary with no. 3 Dringhouses, which has previously been extended to a height of one and a half storeys along the boundary. This application was refused and subsequently dismissed at appeal. The Inspector made it clear that the relationship between the application site and no. 3 needed to be carefully considered. In addition it was mentioned that the frontage of the extension would be very wide and would not result in a subordinate scheme in relation to the existing property. It went on to specifically point out that the previous approval allowed for a single storey element to the boundary with number 3 which gave a visual break and improved the relationship.

4.9 The current application seeks permission for a two storey side extension with a reduced eaves incorporating two hipped roof semi dormer windows to the front elevation and one to the rear. The main dwelling would incorporate a semi hipped roof to the side in order to accommodate the proposed extension below. The extension would be constructed with a gable end to reflect that of number 3 Dringthorpe Road. The footprint of the proposed extension would be the same as the previous refusal but the first floor element has been pulled in from the boundary with number 3 Dringthorpe Road by approximately 1.1m.

AMENITY

4.10 The proposed extension would not appear to have any detrimental impact upon the amenity of neighbouring properties. The side gable end would project forward of the front dormer of 3 Dringthorpe Road but it is considered that there would not be any detrimental impact in terms of loss of light or over-dominance. There would be no loss of privacy to any neighbouring property as a direct result of the proposal.

DESIGN

4.11 It is considered that the revised proposal would still result in a disproportionate addition to the original dwelling, resulting in an extension which would not appear subservient. It is noted that the extension is set down from the original ridge and set back slightly from the front elevation but the length of the extension at two storey level would be significantly wider than the host dwelling. Whilst the extension is at an angle to the host dwelling it would still be seen in context with its frontage and would be unduly dominant.

4.12 The extension would also be poorly related to the neighbouring property at 3 Dringthorpe Road. This property has been previously extended at one and a half storeys with dormers to the front and rear. The proposed extension has been revised and is now inset from this boundary, which does allow for a visual break between the two, but it is still considered that it results in an awkward juxtaposition between the two extensions and does not remove the concerns over terracing.

4.13 A number of alternative scheme have been submitted as part of this submission in order to overcome the issues raised. However, it is still felt that the scheme now before officers is not acceptable and would be detrimental to the streetscene and the character of the area.

4.14 It is noted that planning permission has previously been granted and implemented for a two storey side extension. However, this incorporated a single storey garage adjacent to the boundary with number 3 Dringthorpe Road which resulted in a greater degree of separation at first floor level, a more subservient scheme, and a better relationship between the two properties.

5.0 CONCLUSION

5.1 Whilst a number of revised plans have been submitted in order to overcome issues relating to design and visual impact it is considered that the proposal would still be detrimental to the character of the area and result in a disproportionate addition to the dwelling.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Refuse

1 It is considered that the lack of separation and difference in height between the application site and the adjacent extension at 3 Dringthorpe Road would result in a poor relationship between the properties which would adversely affect the character and appearance of the streetscene. Furthermore the proposed length of the two storey extension and its resultant mass would not appear subservient in relation to the host dwelling and would represent a disproportionate addition which

would be detrimental to the character and appearance of the streetscene. As such, the proposal would conflict with advice relating to design contained within the National Planning Policy Framework (March 2012), with Policies GP1 (a, b and c) and H7 (a and e) of the City of York Draft Development Control Local Plan and design guidance set out in the Supplementary Planning Document "House Extensions and Alterations" approved December 2012.

7.0 INFORMATIVES:

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) in seeking solutions to problems identified during the processing of the application. However, as work already appears to have commenced on the extension, it was not possible to achieve a positive outcome, resulting in planning permission being refused for the reasons stated. In addition, planning permission has previously been granted for an alternative, more modest proposal which was considered to be acceptable.

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