



Residential extensions

CYGP1  
Design

### **3.0 CONSULTATIONS**

3.1 Internal - None

3.2 External

3.2.1 Rawcliffe Parish Council - No Objections

3.2.2 Comments From Neighbours - None

### **4.0 APPRAISAL**

4.1 Key Issue(s): Effect Upon Neighbours And The Street Scene

4.2 The main planning issues raised by this application are whether the proposed development would have a detrimental impact on the residential amenities of nearby properties and the visual appearance and amenities of the surrounding area.

4.3 The Application Site - The application site is a modern semi - detached dwelling within an area of similar modern properties. The property has an attached integral garage and is positioned within an ample sized rear garden .The extension will a have a total projection of approx 2.3 metres on the boundary adjacent to (No 6) and will expand across the full width of both existing dwelling and the attached garage in order to provide additional living space. New windows will be added in similar positions to the existing rear elevation, with the addition of a patio door.

4.4 The design and scale is appropriate to the main dwelling and it is not considered that the proposal will result in overdevelopment of the site or reduce the outside amenity within the curtilage to an unacceptable degree.

4.5 Draft Local Plan Policy CYGP1 states that development proposals will be expected to (i) respect or enhance the local environment; (ii) be of a density, layout, scale, mass and design that is compatible with neighbouring buildings

4.6 Draft Local Plan Policy CYH7 states that planning permission will be granted for residential extensions where: (a) the design and materials are sympathetic to the main dwelling and the locality of the development; and (b) the design and scale are appropriate in relation to the main building; (d) there is no adverse effect on the amenity which neighbouring residents could reasonably expect to enjoy

4.7 Supplementary Planning Guidance 'A Guide to Extensions and Alterations to Private Dwelling Houses' March 2001 states that (1.12) Good design and a scale of development that respects the original dwelling and established pattern of development are essential to making a quality extension.

4.8 Effect upon the Street Scene - The proposed development would be in keeping with the character, design and external appearance of the existing property and the surrounding area. The building material to be used would match the existing property and would not affect the visual amenity of the surrounding area.

4.8 Effect upon the Neighbours - Consideration has been given to the possibility of the loss of light for the neighbours at (No 6). Having regard to the relatively modest projection of the extension, it is considered that the proposal is satisfactory and would not impact significantly on light into the adjacent windows. There is adequate fencing, which provides sufficient boundary treatment, and although the properties to the side and rear are within close proximity, there would be no significant loss of privacy to adjacent occupiers.

## **5.0 CONCLUSION**

The development will be effectively unseen from public areas and the design and materials are considered acceptable. The rear garden is well screened and it is not considered that the development will appear overbearing or give rise to any unreasonable loss of amenity to adjoining residents as a result of unreasonable overshadowing or loss of light.

## **6.0 RECOMMENDATION:**            Approve

1        TIME2            Development start within three years

2        VISQ1            Matching materials

3        The development hereby permitted shall be carried out only in accordance with the following plans:-

Proposed floor plans and elevations, Drawing No NEI/AP/001

or any plans or details subsequently agreed in writing by the Local Planning Authority as 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.

## **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 the effect on the streetscene and the impact on the amenity and living conditions of adjacent residents. As such the proposal complies with Policies H7 and GP1 of the City of York Deposit Draft Local Plan.

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