

COMMITTEE REPORT

Committee: East Area **Ward:** Hull Road
Date: 8 November 2007 **Parish:** Hull Road Planning Panel

Reference: 07/02260/FUL
Application at: 28 Crossways York YO10 5JQ
For: Two storey pitched roof side extension and single storey pitched roof rear extension
By: Mrs S Peace
Application Type: Full Application
Target Date: 28 November 2007

1.0 PROPOSAL

The application site is a semi-detached property within an area of similar style two storey and single storey dwellings.

The applicant intends to erect a first floor extension above the existing garage and a single storey extension to project from the rear of the existing garage by approx 1.9 metres with a total width of approx 5.5 metres. The proposal is to provide additional bedroom on the first floor and utility area on the ground floor. The plans show new windows inserted at first floor level at the front and rear of the site and relocation of the rear access door and insertion of new kitchen window fronting the rear garden.

Property History - Application withdrawn for a single storey side extension and dormer to rear - 27.03.07

The application has been brought to Committee, as the applicant is an employee of the City of York Council.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary York City Boundary 0001

DC Area Teams East Area (1) 0003

2.2 Policies:

CYGP1
Design

CYH7
Residential extensions

3.0 CONSULTATIONS

3.1 Internal

3.1.1 Highway Regulation - No comments received at the time of writing this report (29.10.07)

3.2 External

3.2.1 Hull Road Planning Panel - No comments received at the time of writing this report (29.10.07)

3.2.2 Comments From Neighbours - No comments received at the time of writing this report (29.10.07)

4.0 APPRAISAL

4.1 Key Issue(s): Effect Upon Neighbours And The Surrounding Area.

4.2 Assessment: The Application Site - The property is located within an ample sized rear garden and backs on to the playing fields of Arch Bishops Holgate secondary school. The existing garage measures approx 6.1 metres in depth and is built up to the boundary with No26. This property is positioned to the east of the application site and is a single storey dwelling with the addition of a carport on the boundary and garage to the rear.

4.3 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

4.4 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

4.5 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.

4.6 The main planning issues raised by this application are whether the proposed development would have a detrimental impact on the residential amenities of the neighbour at (No26) and the visual appearance and amenities of the surrounding area.

4.7 Effect upon the Street Scene: It is not considered that the proposed extension would adversely affect the streetscene, being set down and set back from the front wall of the property in accordance with the Council's Supplementary Planning Guidance.

4.8 Effect upon the Neighbours: The two-storey side extension is set back from the front of the house and set down from the ridge of the roof and is of similar design to other two storey additions in the area. There are no windows proposed on the boundary elevation, other than a small bathroom window with opaque glass, therefore complying with the design principles set out in the Council's Supplementary Planning Guidance. The proposal is not considered to be unduly out of character, but it is considered that the size, scale and massing are unsatisfactory on the shared boundary and would impact significantly on light into and outlook from the adjacent windows of the neighbouring property. An existing boundary fence provides a degree of screening but nonetheless it is considered the scale of the proposal would appear oppressive and over dominant. In particular, the close relationship of the proposed extension to the adjacent bungalow would result in a significant loss of light to the ground floor windows and a significant amount of overshadowing for the residents at no. 26 which face towards the boundary of the application site. Thus it is considered that the proposal would be unduly harmful to the amenity and living conditions of the occupiers of no. 26. Other properties within close proximity are well screened and of an acceptable distance from the application site.

5.0 CONCLUSION

The proposed two-storey side extension is considered to be unduly oppressive and overbearing and would adversely affect the outlook from neighbouring property 26 Crossways resulting in a loss of outlook which is considered to be unduly detrimental to the amenity and living conditions of the occupiers of this property.

6.0 RECOMMENDATION: Refuse

1 It is considered that the proposed extension would result in an unacceptable impact on the amenity and living conditions of the occupiers of the adjacent dwelling (26 Crossways) by virtue of its size, scale, massing and proximity to the boundary, its unduly oppressive and overbearing impact and the loss of light and outlook that would result. As such it is considered that the proposal conflicts with the provisions of Policies H7 and GP1 of the City of York Draft Local Plan.

7.0 INFORMATIVES:

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