

Neighbour Notification - Expires 08/11/2007
Site Notice - N/A
Press Advert - N/A
Internal/External Consultations - Expires 15/11/2007

8 WEEK TARGET DATE 07/12/2007

3.2 INTERNAL CONSULTATIONS

HIGHWAYS NETWORK MANAGEMENT - None received to date

3.3 EXTERNAL CONSULTATIONS/REPRESENTATIONS

DRINGHOUSES AND WOODTHORPE PLANNING PANEL - None received to date

NEIGHBOURS - None received to date

4.0 APPRAISAL

4.1 RELEVANT SITE HISTORY

03/00081/FUL - Erection of metal shed to side (retrospective) - Refused
- The application is contrary to Policies GP1: Design, sections (a) and (b) and H7: Residential Extensions sections (a), (b), and (d), of the City Of York Local Plan Deposit Draft. The proposal is considered to have an unacceptable effect on the local environment, and the scale, design and materials are not appropriate to the main dwelling and the local area. The proposal is also considered to have a detrimental effect on the amenity which local residents can reasonably expect to enjoy.

4.2 ADDITIONAL PLANNING POLICY

CYC Supplementary Design Guidance - A guide to extensions and alterations to private dwelling houses, 2001

4.3 KEY ISSUES

1. Visual impact on the dwelling and the area
2. Impact on neighbouring property
3. Impact on highway safety

4.4 ASSESSMENT

PLANNING POLICY

Policy GP1 'Design' of the City of York Council Development Control Local Plan includes the expectation that development proposals will, inter alia; respect or enhance the local environment; be of a density, layout, scale, mass and design that is compatible with neighbouring buildings and spaces, ensure residents living nearby

are not unduly affected by noise, disturbance, overlooking, overshadowing or dominated by overbearing structures, use materials appropriate to the area; avoid the loss of open spaces or other features that contribute to the landscape; incorporate appropriate landscaping and retain, enhance or create urban spaces, public views, skyline, landmarks and other features that make a significant contribution to the character of the area.

Policy H7 'Residential Extensions' of the City of York Council Development Control Local Plan 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 area and spaces between dwellings; and that there should be no adverse effect on the amenity that neighbouring residents could reasonably expect to enjoy.

The City of York Council's supplementary planning guidance - Guide to extensions and alterations to private dwelling houses states that the basic shape and size of the extension should be sympathetic to the design of the original dwelling. The scale of the new extension should not dominate the original building. Where a street or a group of buildings has a well-defined building line it should be retained. It is suggested side extensions should be set back at least 0.5 metres from the front of the building. Side extensions should be sympathetically designed to appear subservient to the main dwelling. Their appearance will be improved if the extension is set back from the main building. It is particularly important that the design of the side extension takes account of the height of the new building in relation to the distance from neighbouring properties. In order to reduce the visual impact of two storey extension the ridge line should be lower than the original dwelling.

VISUAL IMPACT ON THE DWELLING AND THE AREA

The existing property (1 Wains Road) is a semi-detached 2-storey family dwelling with a relatively large side garden. The dwelling is set on a corner plot off the junction between Wains Road and Chaloners Road.

The proposed two storey pitched roof side extension is not set back or set down in line with the CYC supplementary planning guidance. The width of the proposed extension is the same as the original dwelling; and the proposed side extension would not have a subservient appearance to the main dwelling. However it is not considered to cause undue harm to the character of the dwelling or the pair of semi-detached dwellings or the streetscene. The adjoining dwelling has had a two storey side extension which is slightly set back at first floor level and not set down in roof height, the width is significantly less than the what is being proposed in this application. The lack of set back and set down would help to retain an element of symmetry and balance when viewing the pair of semi-detached dwellings. The proposed extension does not extend further forward of the building lines on Wains Road or Chaloners Road.

The proposed extension would be easily convertible to a separate dwelling; the plans show separate accesses and separate staircase. There is an example of a side extension being converted to a separate dwelling opposite the site (59 and 59a

Chaloners Road, 01/03313/FUL and 03/02423/FUL), and a dwelling has been approved in the side garden of 78 Chaloners Road (07/01911/FUL) diagonally across the junction. Any subdivision of 1 Wains Road into additional units would require planning permission. The applicant has stated that it would be an extension only but in the future may apply for planning permission to make it a separate dwelling hence why they have shown a staircase, the staircase and wall separating the dwelling and extension would not be constructed.

The application shows a vehicular access from Chaloners Road, at the time of writing the report no comments has been received from Highways Network Management regarding the appropriateness of the new access.

IMPACT ON NEIGHBOURING PROPERTY

The proposed extension would bring the dwelling closer to 57 Chaloners Road. 57 Chaloners Road has two first floor windows for one bedroom in the side elevation facing the first floor windows of the proposal (bedroom and study/bedroom). The proposed side extension would be 14 - 15 metres away from the 57 Chaloners Road and this is considered to be a sufficient distance to limit any potential loss of privacy from overlooking. The proposed extension is not considered to be overbearing or over dominant to the occupants of the neighbouring dwellings by virtue of its siting and it does not come any further forward or back than the original dwelling. The proposed extension is not considered to cause a loss of light or overshadowing to the occupants of the neighbouring dwellings by virtue of the orientation of the dwelling and its relationship to the surrounding dwellings.

5.0 CONCLUSION

5.1 The proposed side extension despite not being subservient to the original dwelling is not considered to cause undue harm to the visual character of the area or the pair of semi-detached dwellings. It is not considered to impact significantly on the residential amenity of the occupants of the surrounding dwellings. Approval is recommended.

COMMITTEE TO VISIT

6.0 RECOMMENDATION: Approve

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

Plans received 7 September 2007;

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.

2 TIME2 Development start within three years

3 VISQ1 Matching materials

4 Notwithstanding the submitted plans the proposed door in the front elevation shall be removed and replaced with a glazed non-opening panel.

Reason: So the extension would have the appearance of an extension rather than separate dwelling.

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 the residential amenity of the neighbours, the visual amenity of the dwelling and the locality, and highway safety. As such, the proposal complies with Policies H7 and GP1 of the City of York Development Control Local Plan (2005).

2. INFORMATIVE:

You are advised that prior to starting on site consent will be required from the Highway Authority for the works being proposed, under the Highways Act 1980 (unless alternatively specified under the legislation or Regulations listed below). For further information please contact the officer named:

Vehicle Crossing - Section 184 - Stuart Partington (01904) 551361

Contact details:

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