

4.0. APPRAISAL

KEY ISSUES

- Visual impact on the dwelling and the surrounding area.
- Impact on neighbouring properties.

4.1 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 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.

4.2 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'. 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.

4.3 Supplementary Planning Document (SPD) 'House Extensions and Alterations' December 2012 states that regard should be taken when assessing rear extensions to the 'impact of sunlight' and 'the relationship to windows' (on neighbouring properties).

4.4 The extension will be relatively small, and would be in the form of a porch infilling a corner outside an existing external door at the rear of the property. It would be constructed of matching brickwork up to a height of approx 0.9 metres, with the remainder of the structure being glazed. The extension would be barely visible from the street, it is not considered that the extension will be harmful to the appearance of the dwelling or to the character of the area.

4.5 The extension would not be visible from number 24 Earswick Chase, and would be screened from number 28 Earswick Chase by the existing detached garage at the application site. There is ample separation (approximately 24 metres) to the rear boundary of the site. As such, it is not considered that the proposal will have any effect upon neighbouring properties in terms of overbearing impact, loss of sunlight or loss of outlook. The extension is single storey so would not result in overlooking of neighbouring properties.

5.0. CONCLUSION

5.1. The proposal would not be harmful to the amenity of neighbouring residents or to the character of the area. Therefore the proposal would not conflict with Local Plan policies CYGP1: Design and CYH7: Residential Extensions, and the SPD on House Extensions and Alterations.

6.0. RECOMMENDATION: Householder Approval

- 1 TIME2 Development start within three years -
- 2 The development hereby permitted shall be carried out in accordance with the following plans:-

DRAWING NUMBER 01 - EXISTING & PROPOSED PLAN & ELEVATIONS

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. 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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