

## COMMITTEE REPORT

**Committee:** East Area  
**Date:** 22 November 2007

**Ward:** Huntington & New Earswick  
**Parish:** Huntington Parish Council

**Reference:** 07/02366/FUL  
**Application at:** 1A The Old Village Huntington York YO32 9RA  
**For:** Two storey pitched roof side extension and first floor extension to rear  
**By:** Mr And Mrs K Hyman  
**Application Type:** Full Application  
**Target Date:** 28 November 2007

### 1.0 PROPOSAL

1.1 The proposal is for the erection of a two-storey side extension to a detached two-storey dwelling. The house is located in the Huntington conservation area. The application is being brought to Committee for determination, as the applicant is a serving councillor of the city council.

### 2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

Conservation Area Huntington 0025

City Boundary York City Boundary 0001

DC Area Teams East Area (2) 0005

Listed Buildings Grade 2; 3 The Old Village, Huntington

Schools Huntington Primary 0204

2.2 Policies:

CYHE3  
Conservation Areas

CYHE4  
Listed Buildings

CYH7  
Residential extensions

## **3.0 CONSULTATIONS**

### 3.1 Internal

Conservation Officer.

The existing house is located within the Huntington Conservation area on the main street through the village and close to the entrance from the York direction. It is unlisted, being a relatively recent house, though its design is of a substantial village vernacular type. The adjacent late C18th house is listed grade 11.

The proposed two storey extension to the south would be subsidiary to the main building, being lower and slightly set back from the front and rear. This approach would break up the overall massing and maintain domestic scale. Architecturally the approach is based on the design of the existing house which is in brick with "tumbled" gables and it has sash windows.

At upper level the extended bedroom would continue the existing roofline. This is a characteristic adaption. Also the openness to the south will be maintained by the driveway.

Proposals would maintain the character and appearance of the conservation area. The setting of the listed building would be unaffected.

### 3.2 External

Parish Council - No objections

Neighbours - None received.

## **4.0 APPRAISAL**

4.1 In assessing the application it is considered that the key issues are:

### 4.2 Neighbours' Living Conditions

Stable Mews located to the south of the proposed extension is the main property impacted upon. This property has few openings facing the application site and as such it is considered that the proposal will have little effect on light or outlook. The window proposed in the first floor side elevation will not create overlooking concerns in respect to Stable Mews or its garden. It is considered that the proposal complies with the requirements of policy H7 (House Extensions) and GP1 of the Local Plan.

### 4.3 Impact on the Conservation Area

The Council have a statutory duty to preserve or enhance the character of Conservation areas, guidance on which is in PPG15 (Planning and the Historic Environment). All applications for development in Conservation areas must have regard to this basis parameter. The Council also have published Supplementary Planning Guidance on house extensions and the development must also be considered against this.

4.4 The proposal is considered subsidiary to the main building being significantly lower and slightly set back. a basic design principle as outlined in the SPG. The architectural details of the main house have been followed through to the proposed extension and because of the spacing around the property the site would not appear overdeveloped. There is a slight change to the boundary wall to accommodate the structure - this is considered acceptable subject to detailing. It is considered that the proposal therefore preserves the character and appearance of the conservation area and complies with policy HE3 and HE4 of the Local Plan.

#### 4.4 Impacted on Listed Building

The adjoining property (3 The Old Village) is listed. The proposal will not have a negative impact on the setting of this property. The comments of the Conservation officer at para. 3.1 above are relevant and they have no objections to the scheme, subject to the recommended conditions 3 to 6.

### 5.0 CONCLUSION

5.1 For the reasons set out in this report it is recommended that the application be approved.

### 6.0 RECOMMENDATION: Approve

1 TIME2 Development start within three years

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

Revised plans numbered KH/H/3A and KH/H/4A received by the Local Planning Authority on 15 October 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.

3 Notwithstanding any proposed materials specified on the approved drawings or in the application form submitted with the application, samples of the external materials to be used on the external brickwork and roof shall be submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development. The development shall be carried out using the approved materials.

Reason: So as to achieve a visually cohesive appearance.

4 The materials to be used externally for the windows, doors, lintills and cills shall match those of the existing buildings in colour, size, shape and texture.

Reason: To achieve a visually acceptable form of development.

5 Notwithstanding the submitted details, the proposed roof lights shall be of a conservation type, details of which shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development.

Reason: To protect the appearance of the conservation area.

6 Drawings to a minimum scale of 1:20 of the proposed alterations to the front boundary wall shall be submitted to and agreed in writing by the Local Planning Authority prior to the commencement of development. The works should be built in accordance with the approved details.

Reason: To protect the appearance of the conservation area.

## **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 impact on neighbours' living conditions and the character and appearance of the conservation area. As such the proposal complies with Policy H7, HE3 and HE4 of the City of York Local Plan Deposit Draft.

#### **Contact details:**

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