

Officer Update Note
Planning Committee – 23rd December 2020

Item 5.3

APPLICATION NUMBER:	2020/0449/HPA	PARISH:	Escrick Parish Council
APPLICANT:	Mr Milton Thomas	VALID DATE: EXPIRY DATE:	6th May 2020 24 th December 2020
PROPOSAL:	Erection of two storey rear and side extension, single storey side extension, roof lift and loft conversion and the erection of 2no. dormers to the front elevation		
LOCATION:	2 The Glade Escrick York YO19 6JH		
RECOMMENDATION:	Grant		

Following completion of the Officer's Report, To make members aware that, for clarification, the proposal's description was amended from "*Conversion of dormer bungalow to include single and two storey front and rear extensions and front dormer roof extensions complete with internal alterations to create additional living accommodation*" to "*Erection of two storey rear and side extension, single storey side extension, roof lift and loft conversion to create additional living accommodation and the erection of 2no. dormers to the front elevation.*"

It is noted that one letter of representation was received after the Officer's Report was completed. The letter was from the occupier of No.3 The Glade and raised no objections to the proposed development.

Following the completion of the Officer's report, it was noted that an error has been made with regards to the paragraph numbers in section 5, *Design and impact on the character and appearance of the area*. It is also noted that the second paragraph 5.8 was added in error. The section should read:

Design and impact on the character and appearance of the area

- 5.3 Relevant policies in respect to design and impact on the character and appearance of the area include Policy ENV1 (1) and (4) of the Selby District Local Plan and Policy SP19 "Design Quality" of the Core Strategy. Significant weight should be attached to Local Plan Policy ENV1 as it is broadly consistent with the aims of the NPPF. Relevant policies within the NPPF which relate to design include paragraphs 127, 130 and 131.
- 5.4 The host dwelling has a pitched roof with eaves to a maximum height of 2.8 metres and ridge to a height of 4.6 metres from ground level. The host dwelling benefits from a flat-roofed garage, which is attached to the side elevation and a small flat-roofed extension to the rear.
- 5.5 The proposed development includes a roof lift to the host dwelling and loft conversion, which would include the erection of 2no. dormer windows to the principle elevation and a cat-slide dormer to the rear elevation. The development would also

include the erection of a two-storey and single storey rear extension, a two-storey side extension and a single storey side extension to replace the existing garage.

- 5.6 The proposed roof lift would increase the ridge height of the bungalow from approximately 4.4 metres to 6.2 metres. The roof lift would include the conversion of the existing attic to form additional living space at first floor level. The roof lift would also include the formation of 2no. dormer windows to the front elevation and a cat slide dormer to the rear elevation. The proposed two-storey extension would have a shallow pitched roof with a ridge height of 6.3 metres and eaves to 5.4 metres. The two-storey extension would project out from the rear elevation of the host dwelling by approximately 3.5 metres. The single storey element of the rear extension would have a flat roof and would extend out from the two-storey extension by an additional 2.5 metres. The two-storey side extension would project out from the south elevation of the host dwelling by 2.8 metres. The extension would have a maximum height of 6.9 metres and would be set back from the principle elevation by approximately 4 metres. The single storey extension to the north elevation would replace the existing garage with a new garage and store. The proposed extension would have a pitched roof with a ridge height of 5.7 metres. The proposed garage would project out from the side elevation of the host dwelling by 3.2 metres. The store element would have a flat roof and would project out from the rear elevation of the proposed garage by 4 metres.
- 5.7 It is noted that amendments were sought during the application process. The amended plans omitted the proposed treatment room and reception area from the proposed plans and reduced the ridge height of the proposed development by approximately 1 metre. The subsequent revised plans have reduced the height of the two-storey extension by approximately 1 metre and reduced its projection at first floor level by 1.9 metres. The revised plans have also omitted 1no. dormer window from the principle elevation.
- 5.8 In considering the impact the proposed development would have on the character of the local area, it is noted that the neighbouring properties to the north of the application site are relatively uniform in size and scale and are set higher than the dwellings on the opposite side of the highway. The neighbouring dwelling immediately to the south, 1 The Glade, is a two-storey detached dwelling. The dwelling benefits from a corner plot and is set lower than the single-storey dwellings along The Glade, which partly offsets the height difference between the two-storey dwelling and the single-storey dwellings.
- 5.9 The proposed roof lift would raise the overall height of the dwelling by approximately 1.8 metres and would introduce no.2 dormers and 2no. roof lights to the principle elevation of the dwelling. The increase in roof height would result in the dwelling being taller than the dwellings to the north but this would partly be off-set by the adjacent two-storey dwelling, which would be similar in overall height. It is noted that there are examples of roof lights and dormer windows within the street scene. The size, position and number of dormers has been revised during the application process and the amended dormers are considered to be acceptable. The proposed side extensions to the north and to the south elevations would be stepped down by approximately 0.5 metres from the proposed ridge height. The extension to the south elevation would also be stepped back from the principle elevation. Both side extensions would appear subordinate to the host dwelling and would have a limited impact upon the street scene. The extensions to the rear would include the erection

of a two-storey extension. The two-storey extension was reduced in length as it was considered that the extension would dominate the host dwelling, when viewing the dwelling from the north. The height and pitch of the roof of the two-storey extension were also reduced to lessen the extension's impact on the street scene. The development to the rear at ground floor level would be obscured by the existing boundary treatments and would not impact upon the street scene.

- 5.10 Having regard to the above, it is considered that the proposals are of an appropriate design and given their size and siting would not have a significant impact on the character and appearance of the area. The proposals are therefore in compliance with policy SP19 of the Core Strategy and Policy ENV1 of the Selby District Local Plan and the advice contained within the NPPF.

Impact on Residential Amenity

- 5.11 The key considerations in respect of residential amenity are considered to be the potential of the proposal to result in overlooking of neighbouring properties, overshadowing of neighbouring properties and whether oppression would occur from the size, scale and massing of the development proposed.
- 5.12 With regards to overlooking, it is noted that the occupier of 29 The Glade raised concerns over potential overlooking. The proposed development would introduce 2no dormer windows at first floor level to the principle elevation and 5no openings at first floor level to the rear. The openings to the principle elevation would face towards the highway and the garden area of 29 The Glade. The separation distance between the openings and the garden area would be approximately 21 metres and as such it is not considered that the openings to the principle elevation would have detrimental impact on overlooking. The openings to the rear would face out towards the rear garden of the host dwelling and would only provide limited potential for overlooking.
- 5.13 With regards to overshadowing and oppression, the proposed development would bring the dwelling closer to the shared boundary with no.1 The Glade. However, during the site visit it was noted that the shared boundary benefitted from mature tree planting, which would partly offset any potential for overshadowing. The two-storey extension would be set away from no.3 so would have limited impact on the property. However, it is considered that the increase in roof height would have some impact upon the occupiers of no.3 The Glade.
- 5.14 Having regard to the above, it is considered that the proposal would not have any significant adverse impact on the amenities of the occupiers of any neighbouring residential properties. The amenities of the adjacent residents would therefore be preserved in accordance with Policy ENV1 (1) of the Selby District Local Plan.

Highways

- 5.15 The proposed development initially included replacing the existing garage with a treatment room and increasing the number of bedrooms at the property. The Highways Officer was consulted and raised concerns over parking provision and the proposed business use at the dwelling. The amended plans submitted, replaced the treatment room with a garage and, as such would provide 3no parking spaces on site, which would comply with NYCC parking standards for a 4no bedroom dwelling.

- 5.16 The proposals are therefore considered to be acceptable as they would not result in any impact on highway safety and are in accordance with Policies ENV1, T1 and T2 of the Local Plan.

Flooding

- 5.17 The application site is located within Flood Zone 2 which has been assessed as having between a 1 in 100 and 1 in 1,000 annual probability of river flooding (1% - 0.1%), or between a 1 in 200 and 1 in 1,000 annual probability of sea flooding (0.5% - 0.1%) in any year.
- 5.18 NPPF paragraph 164 States that "Applications for some minor development and changes of use should not be subject to the sequential or exception tests but should still meet the requirements for site-specific flood risk assessments set out in footnote 50". The NPPG defines minor development and includes minor non-residential extensions (industrial/commercial/leisure, etc. extensions) with a footprint less than 250 square metres. A sequential and exception test is therefore not required in this instance.
- 5.19 A FRA was submitted with the proposal which states that floor levels within the proposed development will be set no lower than existing levels and flood proofing of the proposed development has been incorporated where appropriate. The FRA is considered to be acceptable. The proposed scheme is therefore in accordance with the advice contained in within the NPPF and NPPG.