

HARROGATE BOROUGH COUNCIL

PLANNING AREA3 DC COMMITTEE – AGENDA ITEM 5: LIST OF PLANS.

DATE: 2 December 2003

PLAN: 02	CASE NUMBER: 03/04565/FUL
	GRID REF: EAST 430392 NORTH 453546
APPLICATION NO. 6.79.8991.B.FUL	DATE MADE VALID: 23.09.2003
	TARGET DATE: 18.11.2003
	WARD: Rossett

APPLICANT: Mr And Mrs D Pearson

AGENT: Mr S Peach

PROPOSAL: Erection of single storey rear extension and modification to planning approval 6.79.8991.A.FUL.

LOCATION: 18 Leadhall Drive Harrogate North Yorkshire HG2 9NL

REPORT

SITE AND PROPOSAL

The proposal is for the erection of a single storey rear extension with hipped roof. permission was granted in June 2003 for, among other things, erection of glazed rear extension with monopitch roof. This proposal now seeks to alter that element of the previous proposal and replace it with an extension and roof which reflects a similar feature on the opposite side of the property. The dwelling is a large detached bungalow located in a residential area consisting of a variety of type and sized properties. The building is rendered with clay pantile roof. The boundary consists of 1.8 metre high fencing to the side with No. 20 Leadhall Drive. No. 20 is set slightly lower than No. 18 and is also a bungalow.

MAIN ISSUES

1. Impact On The Character And Appearance Of The Dwelling And Locality.
2. Impact On Residential Amenity.

RELEVANT SITE HISTORY

6.79.8991.A.FUL - Erection of glazed extension to rear elevation, pitched roof over existing attached front garage, glazed porch to front elevation and formation of new vehicular access: Approved 19 June 2003.

CONSULTATIONS/NOTIFICATIONS

No comments received

APPLICATION PUBLICITY

SITE NOTICE EXPIRY: 31.10.2003
PRESS NOTICE EXPIRY:

REPRESENTATIONS

One letter of objection from the occupiers of No. 20 Leadhall Drive raising the following points:

- * The proposed effect of this extension with the previous application will be more extreme
- * The proposal will extend halfway across their sitting room window
- * The detrimental effect of both proposals is cumulative
- * The impact is exacerbated as the ground level is lower than No. 18
- * The height and proximity imposes on the living room window
- * The proposed development is on the southern aspect.

A Letter has been received from the applicant answering the objection.

VOLUNTARY NEIGHBOUR NOTIFICATION - 16 and 20 Leadhall Drive

RELEVANT PLANNING POLICY

PPG1	General Policy and Principles
LPA01	Impact on the Environment and Amenity
LPH15	Extensions to Dwellings
LPHD20	Design of New Development and Redev'ment
SPGHSE	House Extensions and Garages: A Design Guide

ASSESSMENT OF MAIN ISSUES

1. IMPACT ON THE CHARACTER AND APPEARANCE OF THE DWELLING AND

LOCALITY - The proposed design will add an element of symmetry to the property. The proposal will not be visible from the streetscene and is not considered to detract from the appearance of the original property or character of the area.

2. IMPACT ON RESIDENTIAL AMENITY - There is some concern regarding the impact on the property at No. 20 Leadhall Drive. There is a courtyard area within No. 20, this leads to patio doors into the living room accommodation. Due to the position of No. 20 the patio doors and a main living room window would look out onto the boundary fence, which is approximately 1 to 1.5 metres away from the living room window.

The proposed new extension will add 1.9 metres on to the original house resulting in 13.5 metres of building adjacent to the boundary (also 1.5 metres from the boundary with No. 20).

The applicant has submitted several illustrations and photographs to clarify their position, and I have visited both No. 18 and No. 20, it is considered that on balance the additional 1.9 metre extension with the addition of the roof would be detrimental to the residential amenity currently enjoyed by the occupants at No. 20.

The reasons for the above are the courtyard area would now become more enclosed and the extension would feel overbearing. The impact of the building from the window facing

the fence (living room) would also be increased by the additional length and height of the proposal. This is slightly exacerbated, as No. 20 is lower down than No. 18.

However, the recommendation is made on balance as the occupants at No. 20 do have additional windows looking out onto their own back garden area and the properties are within an urban area. It is also considered that the proposal would not drastically result in a significant loss of light into the property.

CASE OFFICER: Mrs K Williams

RECOMMENDATION

That the application be REFUSED. Reason(s) for refusal:-

- 1 The additional 1.9 metre extension with the addition of the roof would be detrimental to the residential amenity currently enjoyed by the occupants at No. 20 Leadhall Drive. The proposal is considered to be overbearing by virtue of the increased length and height of the building adjacent to and within close proximity of the joint boundary, which would be highly visible from the nearby habitable rooms of No. 20 Leadhall Drive, contrary to Local Plan Policies A1 and H15, which seek to preserve residential amenity.

