

PLANNING STATEMENT

Erection of a replacement single storey rear extension

**11 Northlands Avenue
Earswick
York
YO32 9FS**

June 2023

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1 INTRODUCTION

Context

- 1.1 This Statement has been prepared by DPA Planning Ltd on behalf of Mr and Mrs Cutt (the “Applicant”) to an application for erection of a single storey rear extension (the “Proposed Development”) at 11 Northlands Avenue (the “Application Site”).

Site Context

- 1.2 The host property '11 Northlands Avenue' is a detached dwelling in located in Earswick, North of York. Surrounding land uses are residential dwellinghouses and associates garden plots.

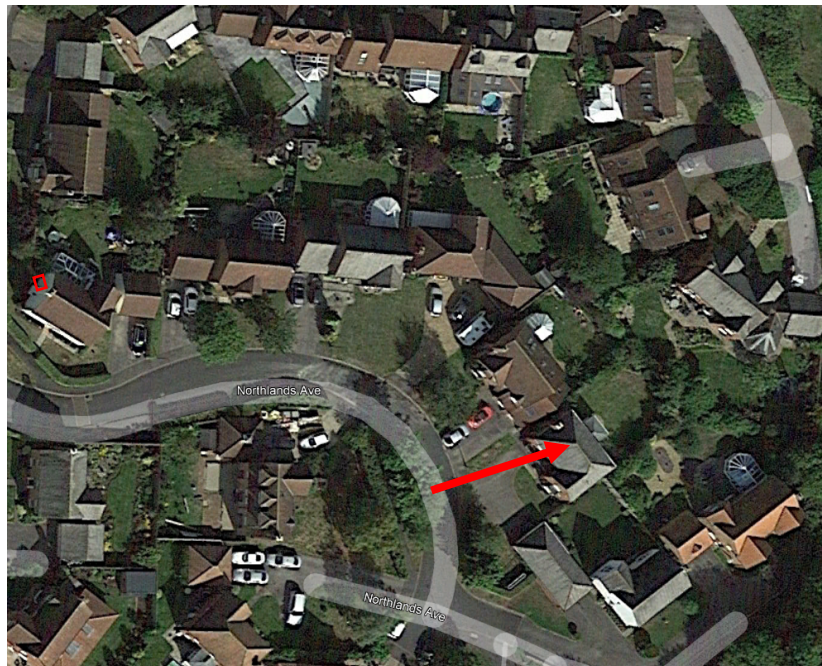


Figure 1.1: Application site in context.

Planning History

- 1.3 07/02102/FUL – Single storey rear extension – approved 29th October 2007

The Proposed Development

- 1.4 The application seeks permission to erect a replacement single storey rear extension. The proposed high quality oak framed extension will enhance the quality of the dwellinghouse and enjoyment of the rear garden.
- 1.5 The small-scale oak framed building is shown in the submitted drawings and is comprised of a single storey extension at 2.6 metres wide and 6.5 metres long. The total height of the extension measures 3.0 metres.
- 1.6 Whilst the proposal probably falls within the permitted development criteria a full application is submitted due to the proposed materials and for the avoidance of doubt generally.

2 POLICY

Local Plan Policy

- 2.1 Paragraph 2 of the National Planning Policy Framework (NPPF) states that planning law (namely Section 38(6) of the Planning Compulsory Purchase Act 2004 and Section 70(2) of the Town & Country Planning Act 1990) requires that applications for planning permission must be determined in accordance with the development plan, unless material considerations indicate otherwise.
- 2.2 Where the development plan is silent, the NPPF is a material consideration for decision-taking. Permission should be granted unless there are specific policies in the Framework which indicate development should be restricted or the adverse impacts of the development outweigh the benefits when assessed against the Framework as a whole.
- 2.3 The NPPF therefore provides the main policy context within which the proposed development is to be considered.
- 2.4 Paragraph 38 of the NPPF advises that local planning authorities should approach decisions on proposed development in a positive and creative way and work proactively with applicants to secure developments that will improve the economic, social and environmental conditions of the area. Decision-makers at every level should seek to approve applications for sustainable development where possible.
- 2.5 Paragraph 130 states that policies and decisions should ensure that developments:
 - a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

2.6 The NPPF also places importance on good design at paragraph 132, which states that design quality should be considered throughout the evolution and assessment of individual proposals.

3 ASSESSMENT

Principle of Development

- 3.1 The proposed development for a small extension to the rear of the dwelling is an acceptable form of householder development within the limits of Earswick and as it is subordinate to the host dwelling, of a suitable minor scale with an appropriate choice of design and materials it is therefore deemed acceptable in terms of its location.
- 3.2 The erection of a single storey extension to the rear of the dwelling '11 Northlands Avenue' is considered to be acceptable in principle, subject to other material planning considerations which are discussed in turn as follows.

4 OTHER MATERIAL CONSIDERATIONS

Impact on Visual Amenity

- 4.1 Paragraph 130 of the NPPF sets out that decisions should ensure that, amongst other things, developments are sympathetic to local character, including the surrounding built environment.
- 4.2 The proposed materials are timber and glazing which are sympathetic materials to the host dwelling. The extension would not be visible from any public vantage points as is located to the rear of the dwelling and coupled with its small scale would have no impact on the character and appearance of the area. The replacement of the 16-year-old existing extension with a modern timber framed extension is considered an enhancement to the appearance of the property, being a well-designed addition that allows more enjoyment of the garden area and natural light.
- 4.3 In summary, the proposed development would be in keeping with the host dwellinghouse and the character of the surrounding area and therefore acceptable in terms of visual amenity and compliant with the NPPF.

Impact upon Residential Amenity

- 4.4 There are no properties that would be affected by the proposed works. It is not considered that the proposal would lead to any unacceptable residential amenity impacts. The plans confirm the provision of light to all habitable rooms and that sufficient garden space of a functional layout would be retained. As such, the proposed works would ensure acceptable standard of living for existing and future occupants.
- 4.5 In view of the above, the design of the proposal is therefore acceptable and accords with paragraphs 130 and 132 of the NPPF.

5 CONCLUSION

- 5.1 It is considered that, on balance, the development complies with the aims and intentions of all relevant policies and would not cause adverse visual amenity or residential amenity impacts. As such it is recommended that Planning Permission be granted.

