

Planning Statement (including Design and Access Statement)

**9 Hillcrest Avenue
Nether Poppleton
York
YO26 6LD**

Introduction

1. This document has been submitted to support the application for single and two-storey side and rear extensions including dormers and rooflights at 9 Hillcrest Avenue.

Background

2. The owners have recently purchased the property which, although well cared for, is in need of refurbishment and modernisation as a family home. The family have carefully designed the extensions to be sympathetic to the character of the original dwelling and the surrounding area.
3. The family have resided in the village for over 10 years and both work in the local area. Their children attend the local school and nursery and they also regularly use the local services and facilities including the library, shop and local pubs. The family are active participants in Village events and Ms Law is currently the Chair of the Poppleton Children's Sports Day Committee.

Site Description

4. The property is a 2-bedroom chalet style mid-20th Century property. It is detached and two-storey in height with the upper floor set within the pitched roof with dormer windows. It is of buff brick and render construction with concrete tiled roof and uPVC/aluminium windows and doors.
5. It has an attached single storey flat roof garage and lean-to. The property is set within reasonably large mature gardens with established shrubs and trees which contributes to a verdant character as well as affording privacy. To the front there is a driveway with off-street parking for up to 3 cars.
6. The property is located at the turning head of a spur of Hillcrest Avenue. This short cul-de-sac contains five detached properties which are predominantly detached single storey brick build dwellings, set in mature gardens. These are all varied in architectural terms. No 11 Hillcrest Avenue has been sympathetically extended, following an appeal decision in 2021.¹
7. The site is located outside of the Conservation Area (CA) but is located adjacent to the boundary.

¹ Reference: APP/C2741/D/20/3256652

Proposed Development

8. The development would involve the demolition of the existing single storey garage and lean-to and its replacement with a 2-storey side extension. It is also proposed to extend the property to the rear.
9. To the ground floor, the extensions would result in the creation of an enlarged open plan kitchen/family room, with a sewing room and boot room/utility. There would be a small integral garage which would be used as a bike store.
10. At first floor level, two additional bedrooms would be created, as well as a family bathroom and ensuite. The first floor accommodation has been designed to be in the roofspace, as per the existing arrangement and served by dormer windows.
11. Externally the extension has been designed to be in-keeping with the architecture of the existing house, and would create a cruciform plan form. Materials will match the existing property with brick/render and concrete tiles and uPVC windows.
12. The scale of the extension is relatively modest so as to retain the sense of spaciousness within the cul-de-sac and to prevent an overbearing impact on any of the near neighbours. The mature trees and shrubs also assist in this regard. Access would be maintained around all sides of the property, again further ensuring the property would not have an overly urbanised impact.
13. Related to this, a significant size garden would be retained with the development and the outlook from neighbouring properties would not be adversely affected.
14. The owners are conscientious of their own privacy and that of their neighbours. The windows have been placed so as to maximise privacy and prevent overlooking. In light of the distances between dwellings and the placement of windows serving habitable rooms, there would be no loss of privacy to any neighbours.
15. The development has been designed so that the character and appearance of the adjacent CA is preserved. Limited views of the property are experienced from the CA and the verdant residential setting will be fully maintained.

Planning Policy Context

16. The proposed extension has been developed in accordance with the detailed design policies contained within the following draft and adopted documents:
 - City of York Local Plan Publication Draft (2018)
 - City of York Draft Local Plan (2005)

- Upper Poppleton and Nether Poppleton Neighbourhood Plan (2017)
- Poppleton Village Design Statement SPD (2003)
- City of York House Extensions and Alterations SPD (2012)
- National Planning Policy Framework

17. Of particular relevance are policies PNP4, D1, D11, GP1 and H7. Together, these policies require high quality design which is sympathetic to the main dwelling and locality of the development and the retention of spacing between houses.

Conditions

18. The owners would be willing to have a plans condition and materials condition imposed, in order to protect residential amenity and the character and appearance of the area. They would also be willing to have further conditions, should the Council consider these to be necessary.

Other Matters

19. The extensions have been fully designed in order to meet with internal space standards. The development will be fully building regulation compliant including in terms of energy efficiency and fire safety.

Conclusion

20. Overall the proposals would represent good design which is fully compliant with development plan policy. The National Planning Policy Framework supports the approval of such schemes without delay, as part of ensuring sustainable development.