



Planning Statement

10 Hallcroft Lane, Copmanthorpe, York

1.0 The Site

- 1.1 No.10 Hallcroft Lane is a two-storey detached property located in an established residential area within the village of Copmanthorpe. No's 1 to 12 Hallcroft Lane, whilst of differing designs, all share a common characteristic, which is they are all set deeply into their individual plots.
- 1.2 The host sits within an established building line fronting the street, which is well set back from the roadside and comprises a generous provision of amenity space forward of the principal elevation. A number of properties sit more closely to the highway, however the host sits central to a row of 8no. properties of a similar nature, substantially set back from the road, and which is considered a prevailing characteristic of this stretch of the northern streetscape.

2.0 Planning History

- 2.1 Application 23/00330/FUL sought permission for the erection of a detached garage. Whilst single storey, the garage was proposed to be located adjacent to the southern boundary, an extract from the block plan shows the proposed location of that garage:



- 2.2 That application was refused for the following reason:

The introduction of a detached garage, situated forward of the principal elevation would be at odds with the established form and character of the surrounding buildings and streetscene, which create a well-defined visual characteristic by virtue of the main dwellings' set back from the road, within an established building line. The proposed garage structure would appear incongruous and at odds with this character particularly given its proximity to the site boundary adjacent to the footpath and highway, occupying a

prominent position within the streetscape. The proposal would therefore represent poor design, in conflict with Government guidance contained within paragraphs 130 and 134 of the National Planning Policy Framework. It would also conflict with policy D11 of the City of York Council Draft Local Plan 2018 and guidance contained within paragraphs 7.2, 7.4(a) and 15.2 of the Council's supplementary Planning Document 'House Extensions and Alterations' (December 2012).

3.0 The Proposal

- 3.1 Planning permission is sought for the erection of a detached building, forward of the principal elevation, which will be used as a cycle store and garden store.
- 3.2 The building will be 4m away from the principal elevation and have dimensions of 3m x 5m under a hipped roof. Materials are to match.

4.0 The Legislative and Policy Context

The National Planning Policy Framework

- 4.1. The NPPF advises at para 48 that “Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. Decisions on applications should be made as quickly as possible, and within statutory timescales unless a longer period has been agreed by the applicant in writing.”
- 4.2 At para 48 it notes Local planning authorities may give weight to relevant policies in emerging plans according to: a) the stage of preparation of the emerging plan (the more advanced its preparation, the greater the weight that may be given); b) the extent to which there are unresolved objections to relevant policies (the less significant the unresolved objections, the greater the weight that may be given); and c) the degree of consistency of the relevant policies in the emerging plan to this Framework (the closer the policies in the emerging plan to the policies in the Framework, the greater the weight that may be given).

City of York Council Draft Local Plan (2018)

- 4.3 Whis this plan remains to be adopted, policy D11 is relevant as it relates to alterations to existing buildings. Policy D11 (Extensions and Alterations to Existing Buildings) states that proposals to extend, alter or add to existing buildings will be

supported where the design responds positively to its immediate architectural context, local character and history in terms of the use of materials, detailing, scale, proportion, landscape and space between buildings. Proposals should also sustain the significance of a heritage asset, positively contribute to the site's setting, protect the amenity of current and neighbouring occupiers, contribute to the function of the area and protects and incorporates trees.

4.4 The Supplementary Planning Document 'House Extensions and Alterations' dated December 2012 referred to in Draft Local Plan Policy D11 provides guidance on all types on domestic types of development. A basic principle of this guidance is that any extension should normally be in keeping with the appearance, scale, design and character of both the existing dwelling and the road/streetscene it is located on. In particular, care should be taken to ensure that the proposal does not dominate the house or clash with its appearance with the extension/alteration being subservient and in keeping with, the original dwelling. The character of spacing within the street should be considered, and a terracing effect should be avoided. Proposals should not unduly affect neighbouring amenity with particular regard to privacy, overshadowing and loss of light, over-dominance and loss of outlook. Guidance in sections v, xiii and xv are the most relevant to the determination of this application, with section xiii stating that outbuildings should normally not be in front of dwellings unless, within the development, there is an irregular arrangement of buildings, considering what is characteristic of the area.

4.5 Copmanthorpe Village Design Statement, November 2002, sets out design guidelines for development in and around the village. As a general principle all new building developments should be of an imaginative design that enhances local distinctiveness. Building design should acknowledge the Copmanthorpe context, whilst materials and detailing should complement local character.

5.0 Planning Considerations

5.1 In the earlier application it was noted that a single storey building, similar to the now proposed, was considered appropriate in regard to its scale and resultant provision of amenity space the principle issue related to the siting of the building. By virtue of the proposed siting the building was considered to be contrary to the established, otherwise open character of this part of Hallcroft Lane.

5.2 To this end the position of the garage has been reconsidered, as has the landscaping of the structure – this has been done to allow the open character of the front gardens of this part of Hallcroft Lane to be respected. In this submission, the

building will visually relate well to the host dwelling and approximately 20m of open front lawn and landscaped area will separate the highway from the building. This allows for not only the retention of the hedge adjacent to the footway, but also for additional planting to take place. In this case, 3 Portuguese laurel trees will be planting which will, in time, filter views of the garage when viewed from the highway. Between these trees and the garage, additional landscaping is proposed. The use of Portuguese Laurel trees will harmonise with the planting undertaken on the adjacent plot and provide a cohesive landscape buffer to mitigate against any adverse visual impact the building is seen to create.

6.0 Conclusion

6.1 This application is for the erection of a garden store/cycle building forward of the principal elevation of the dwelling. Unlike the earlier application, the siting of the building has been carefully considered so as to both minimise the impact on the character of the area and allow additional planting to take place to filter views of the building. Each of these elements address the reason for refusal and it follows that planning permission should be granted.