

## Design Statement

This application covers a proposal to extend the backshot of a terraced house in York. The property is not in a Conservation Area nor in the vicinity of a Listed Building.

The host property is currently licensed for use as a House of Multiple Occupancy (HMO). The rear bedroom at first floor is to be made larger to better comply with areas guidance.

The proposal describes a 910mm extension of the first floor at the rear in order to bring it flush with the conjoined neighbour (no.19 Shipton Street). The materials to be used on the extension will match those of the current backshot and the window will be relocated in the same format and proportion. Whilst gaining some internal area, the proposal will present a 'tidying up' of the rear massing at this end of the terrace and will be entirely in keeping with the context.

Aware of City of York Council Planning Department's Supplementary Planning Document ("House Extensions and Alterations" - approved 2012), the proposed extension trespasses modestly over the guideline 45 degree vertical plane notionally drawn from the centre of the first floor window of no. 15 Shipton Street by approximately 675mm (equating to 477mm visual obstruction). This application contends that this negligible degree of obstruction is acceptable. The notional guidelines are shown on the first and roof plans in this document.

Photographs or images of the context are shown below.



Rear of no. 19 Shipton Street



Rear of nos. 15 + 17 Shipton Street



Front of no. 17 Shipton Street

17 Shipton Street, York

Rev a CYC Submission  
Rev - First Client Draft

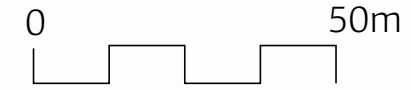
Planning Application  
Sketch Options

6/4/2024  
9/3/2024

Planning Package  
Page 1 - Title Page  
Document Reference: 0291\_004a



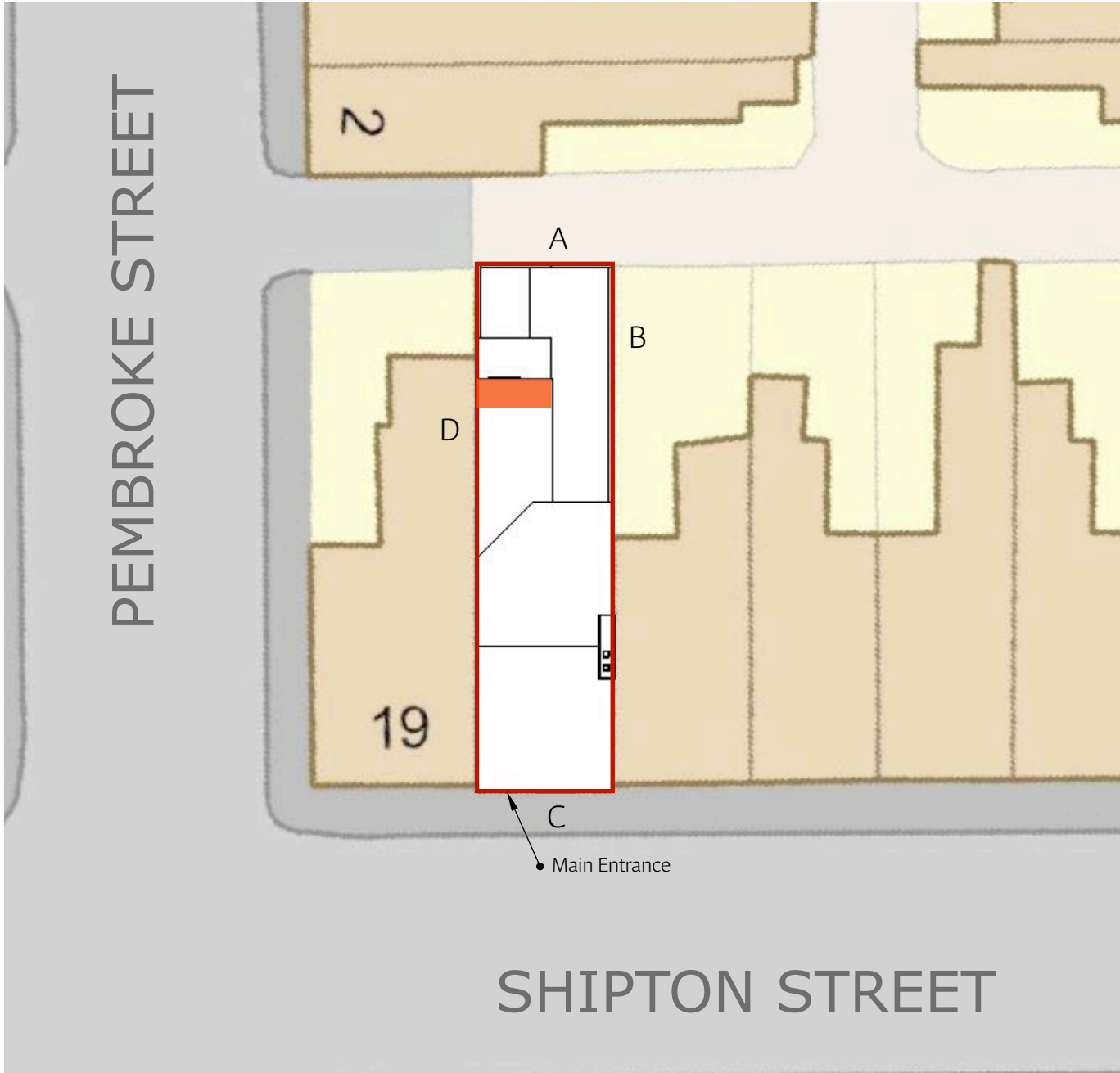
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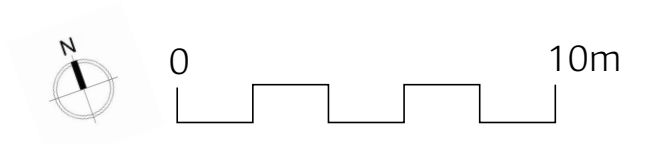
Land Ownership Outline  
(land subject to application)


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 Land Ownership Outline  
(land subject to application)

 Proposed First Floor Extension

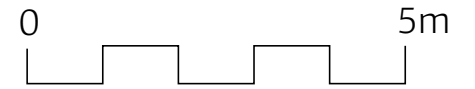
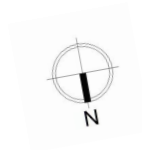
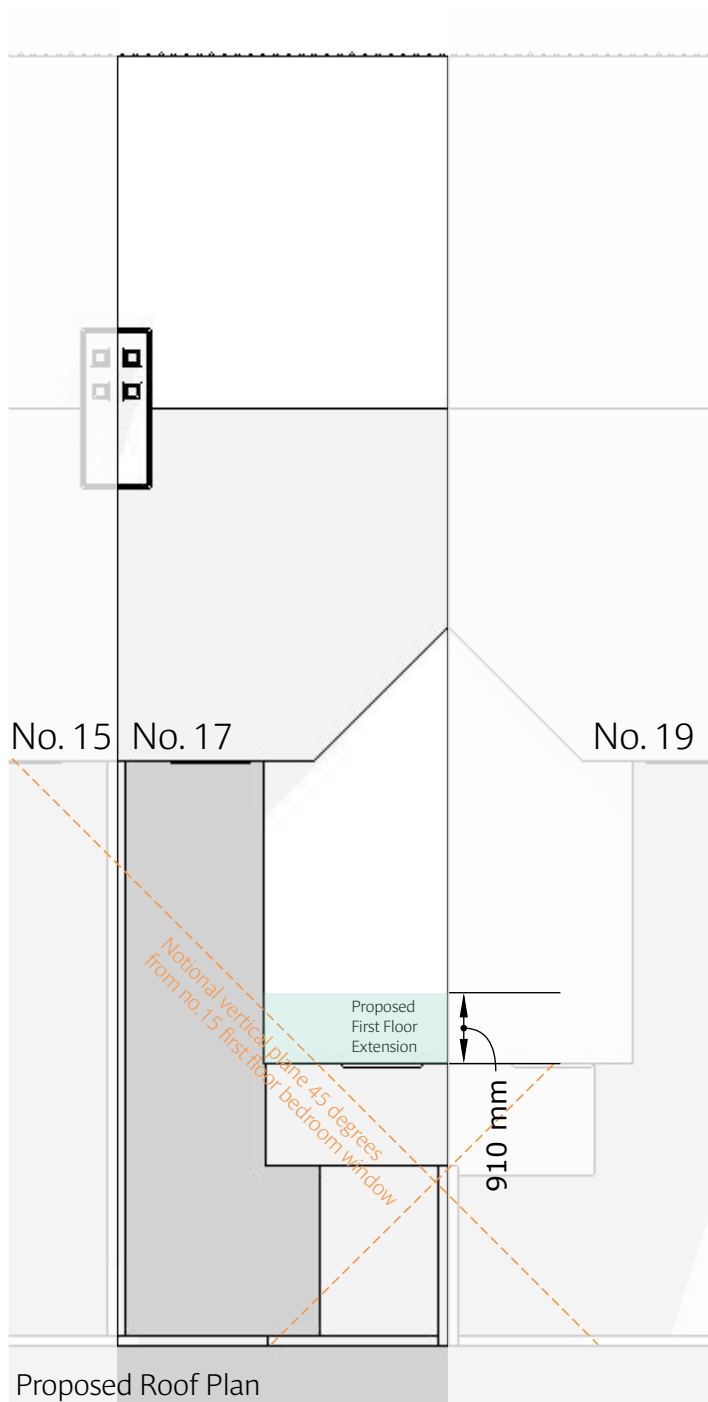
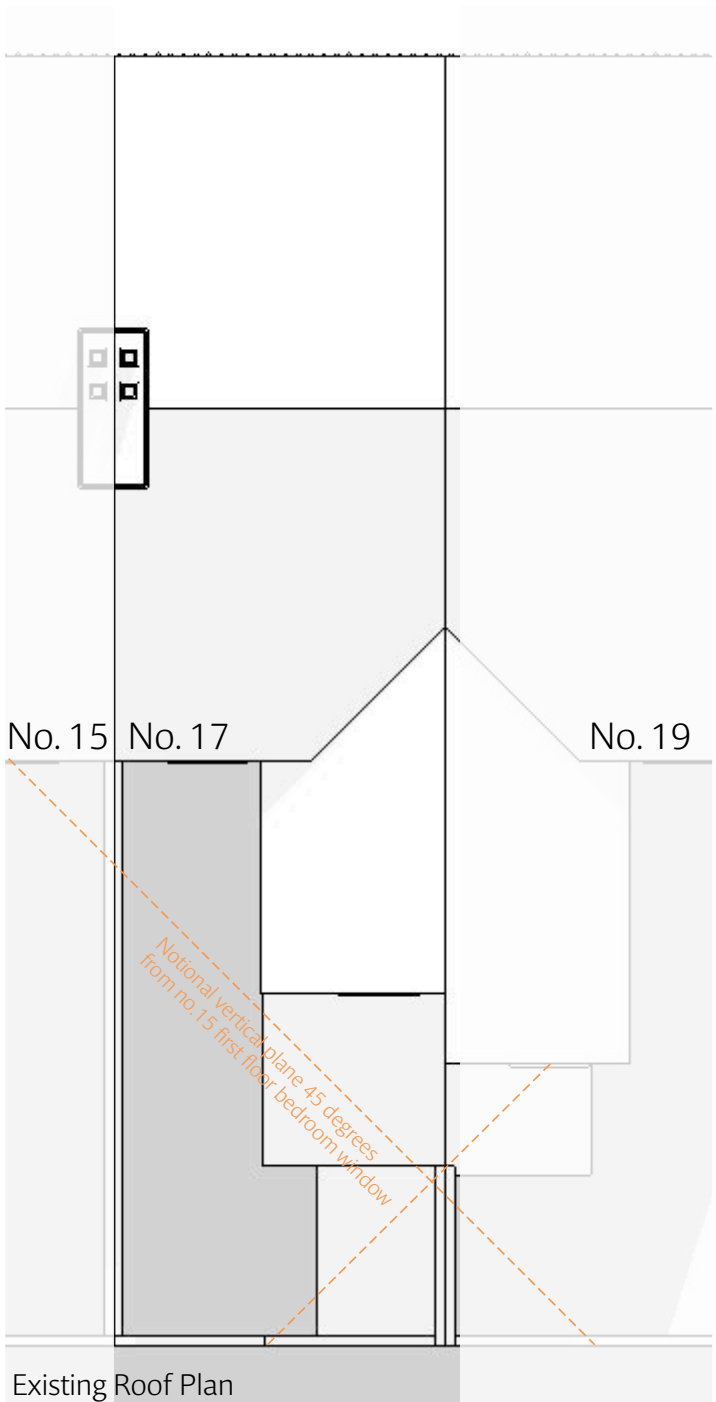
#### Key to Boundary Conditions

- A Brick Walls 2100mm high
- B Brick Walls 1500mm to 2060mm high
- C No forecourt - front of house forms boundary
- D Masonry party walls or party fence walls

Note: the measured dimensions of the host property and its neighbours differ from those shown on the licensed OS Plan used for this site plan. Please refer to the larger scale drawings to understand the existing context.

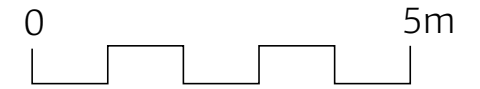
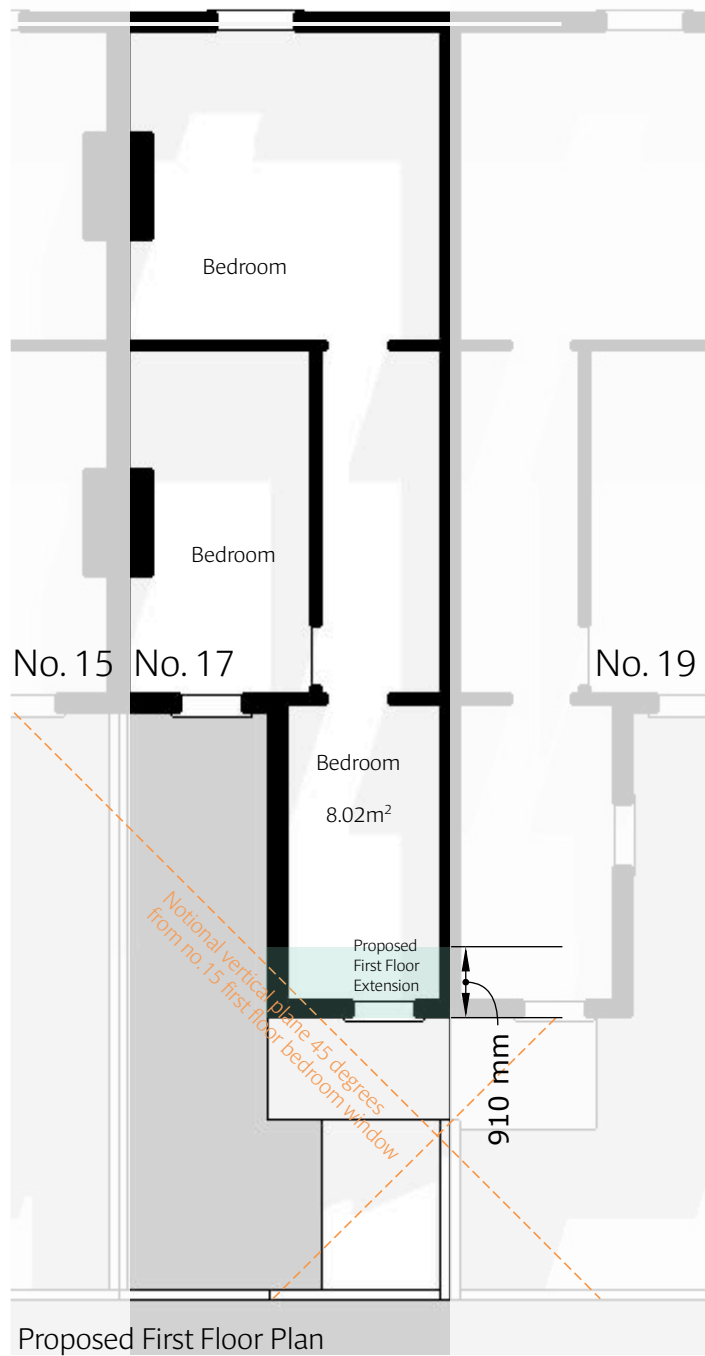
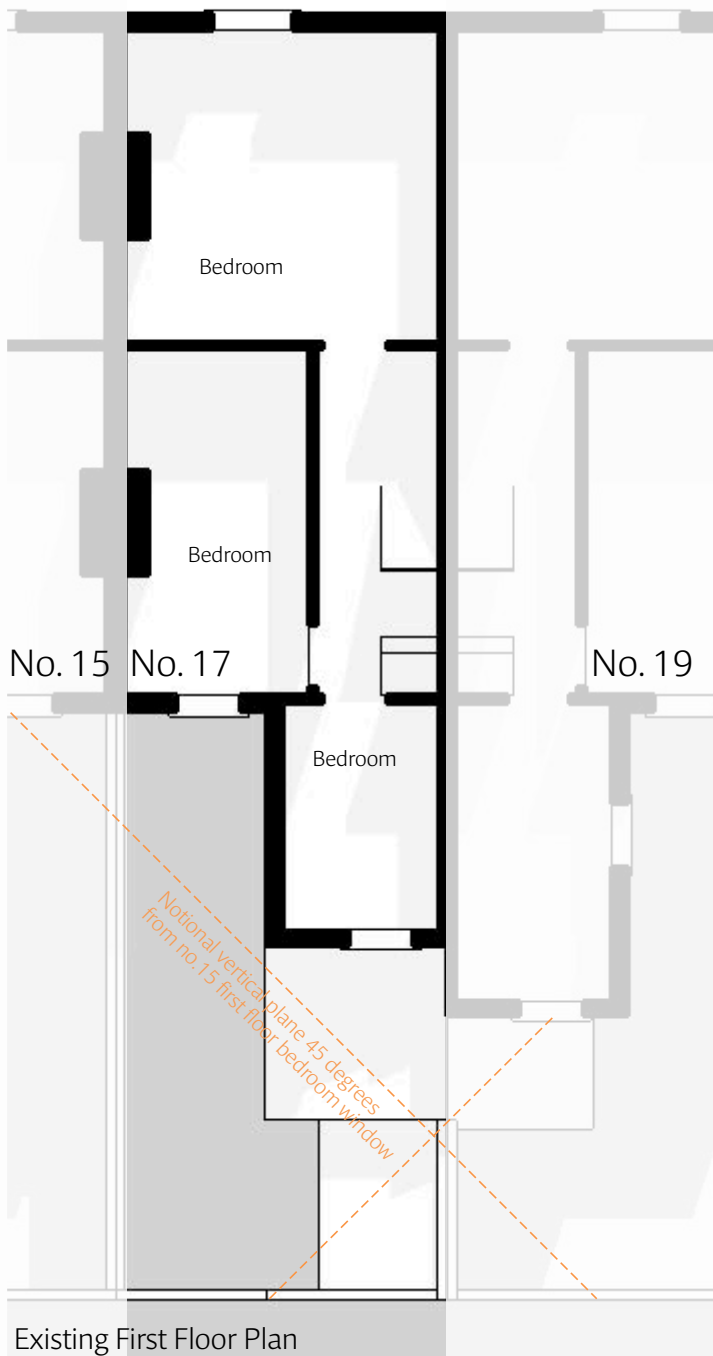
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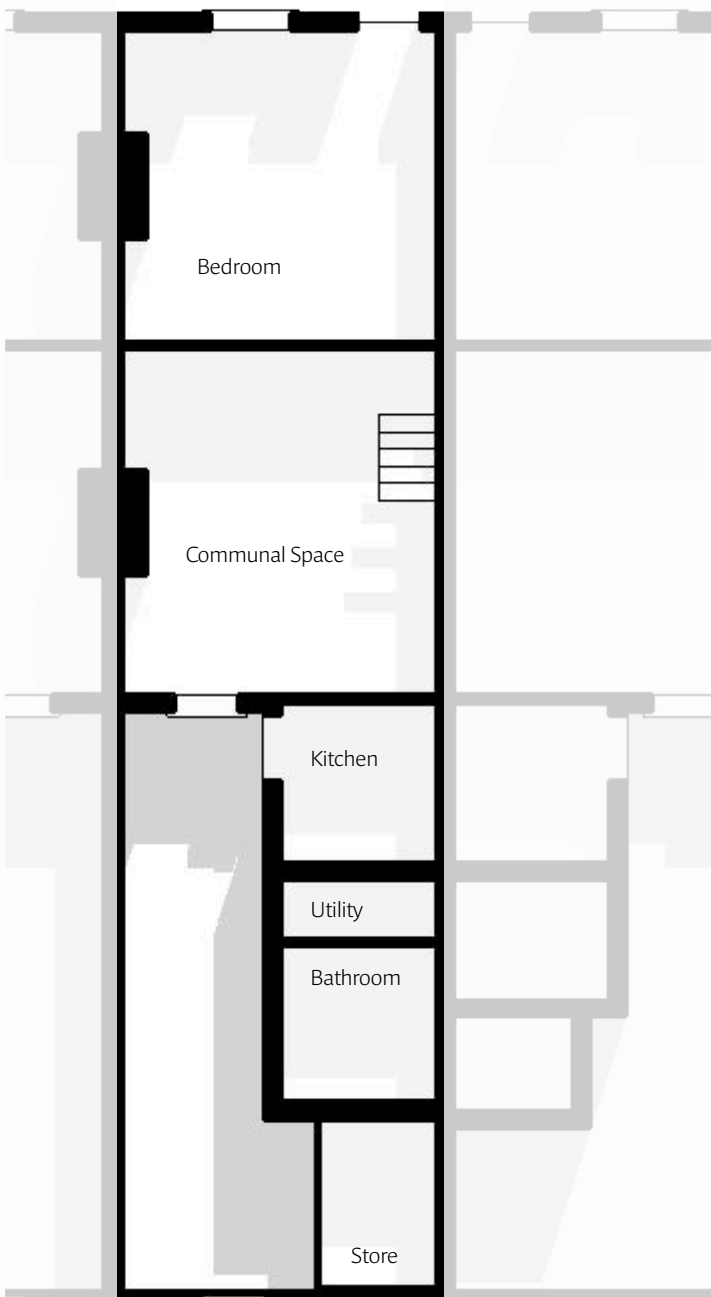
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 Page 4 - Existing/Proposed Roof Plans 1: 100 @ A4  
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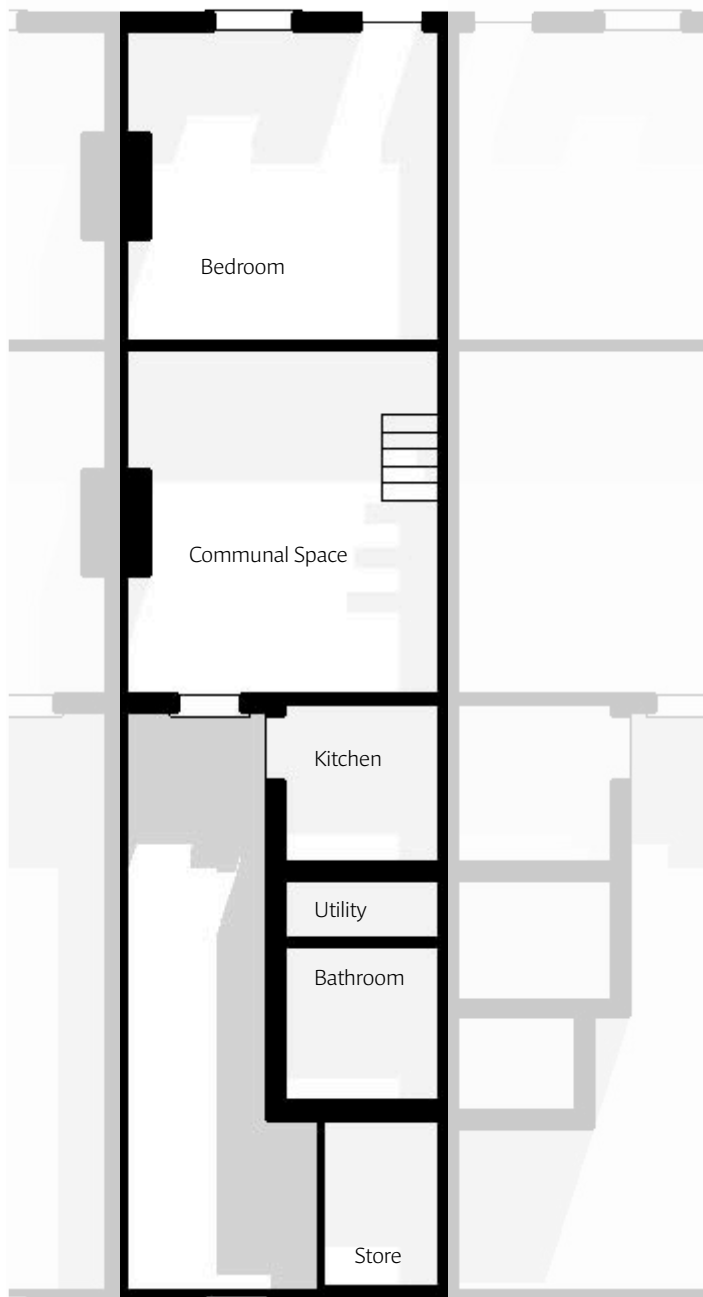


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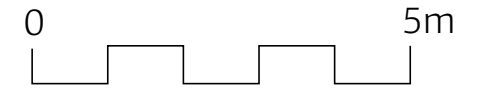
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Existing Ground Floor Plan

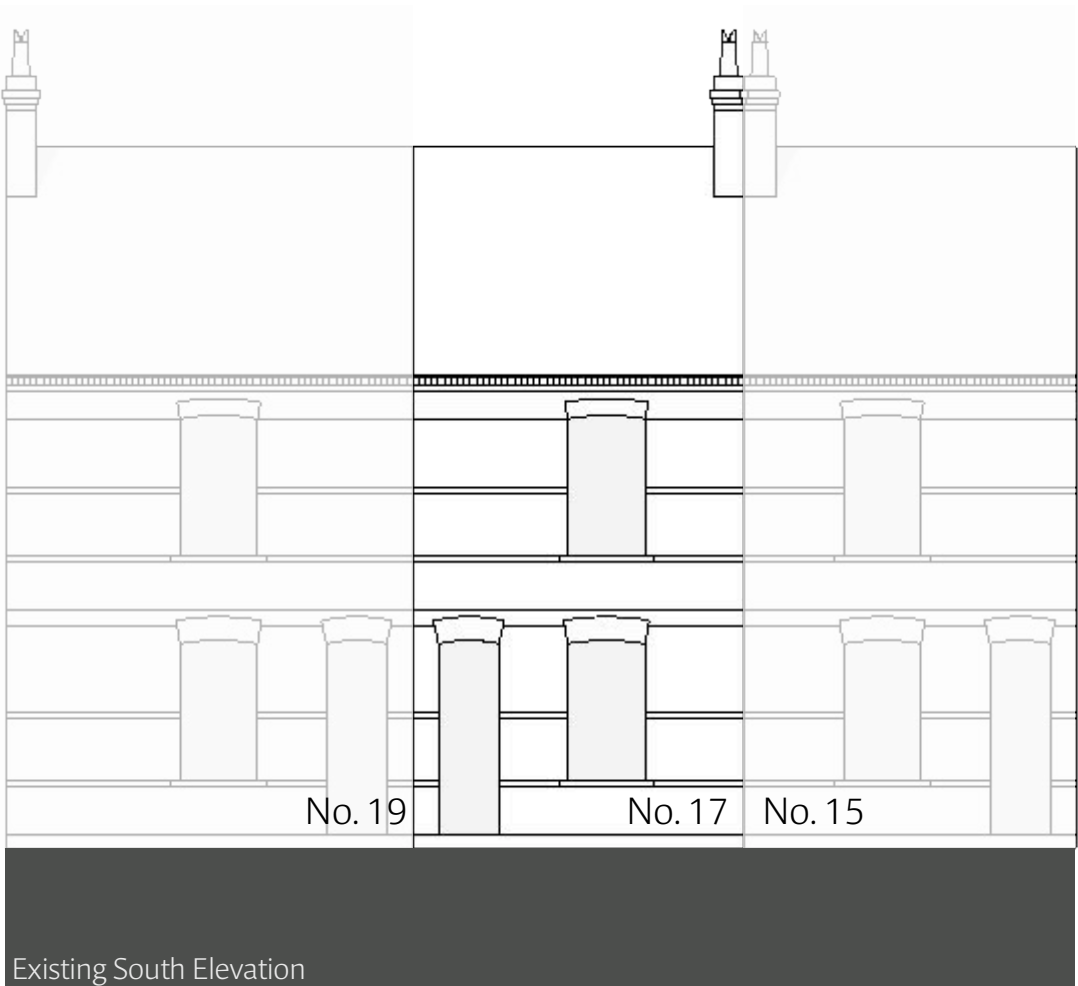


Proposed Ground Floor Plan (no change)

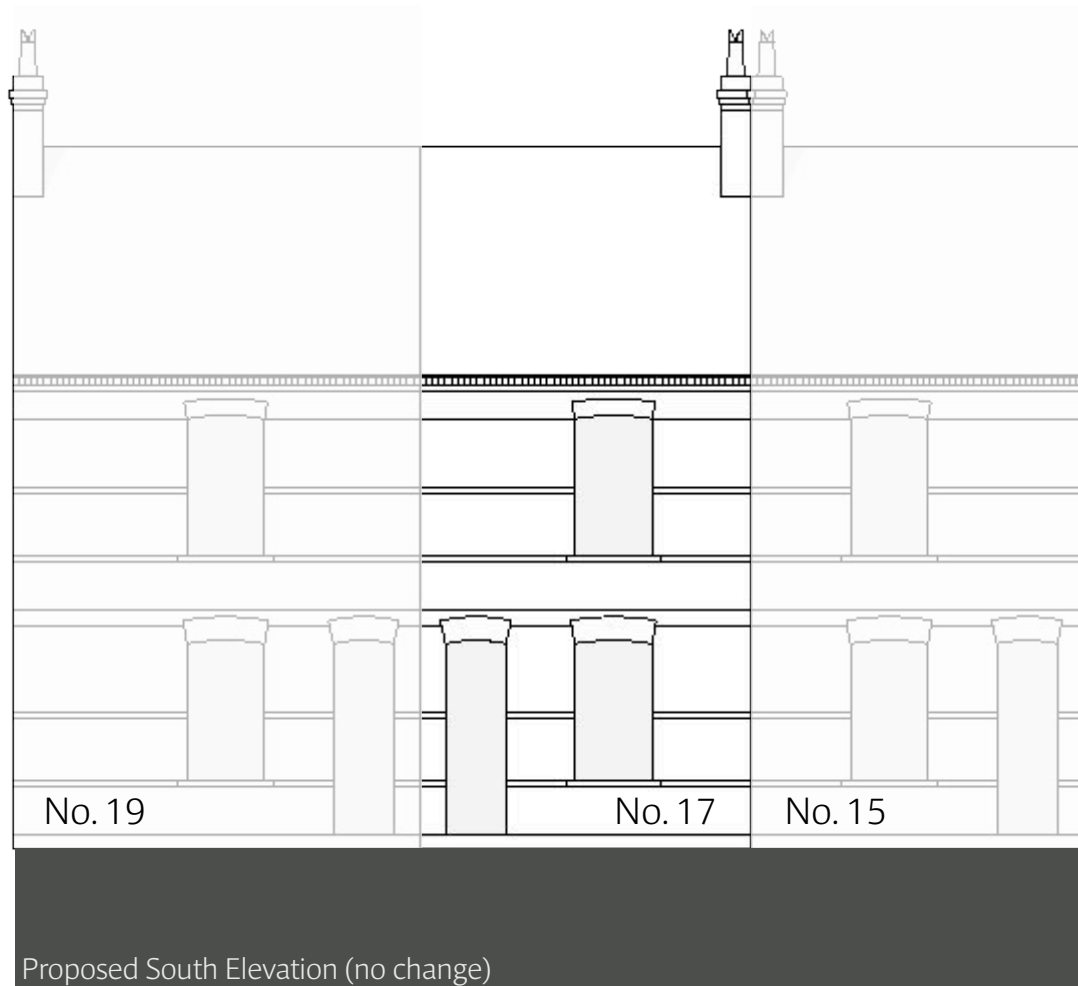


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Existing South Elevation

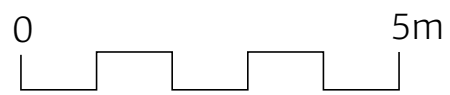


Proposed South Elevation (no change)



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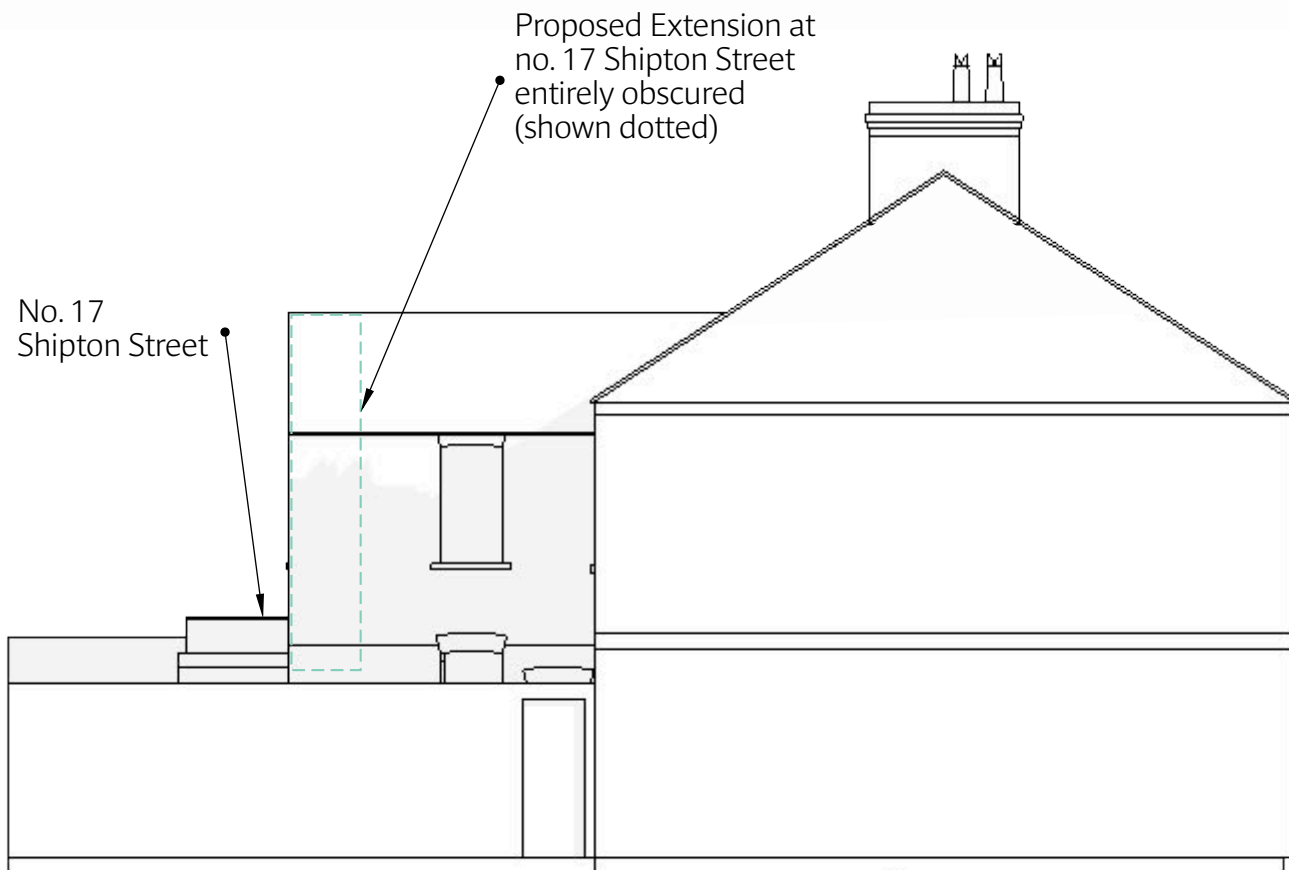
No. 17  
Shipton Street  
shown hatched

Existing West Elevation (no. 17 is largely obscured by no. 19)



17 Shipton Street, York

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Proposed Extension at  
no. 17 Shipton Street  
entirely obscured  
(shown dotted)

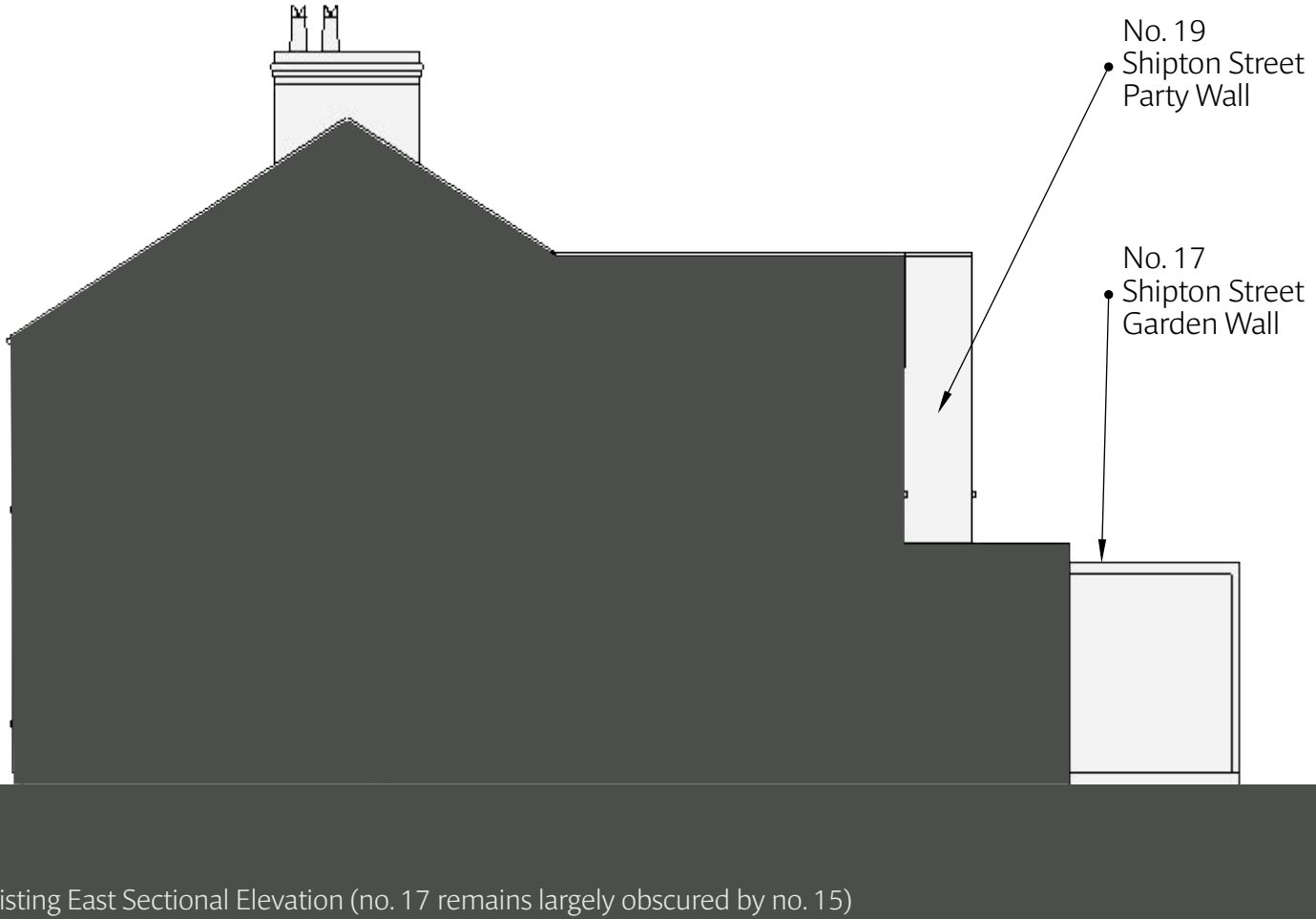
No. 17  
Shipton Street

Proposed West Elevation (no. 17 remains largely obscured by no. 19)



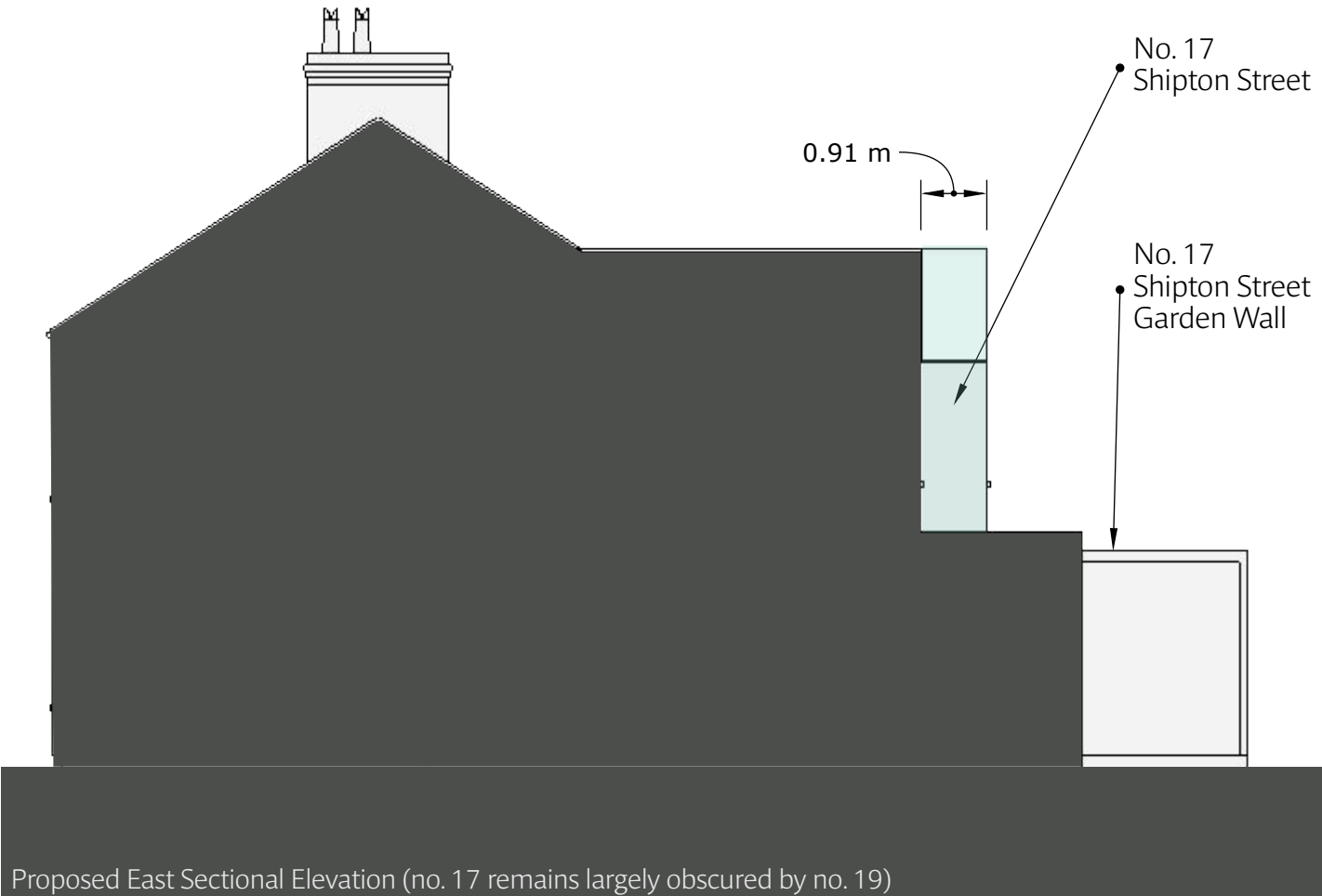
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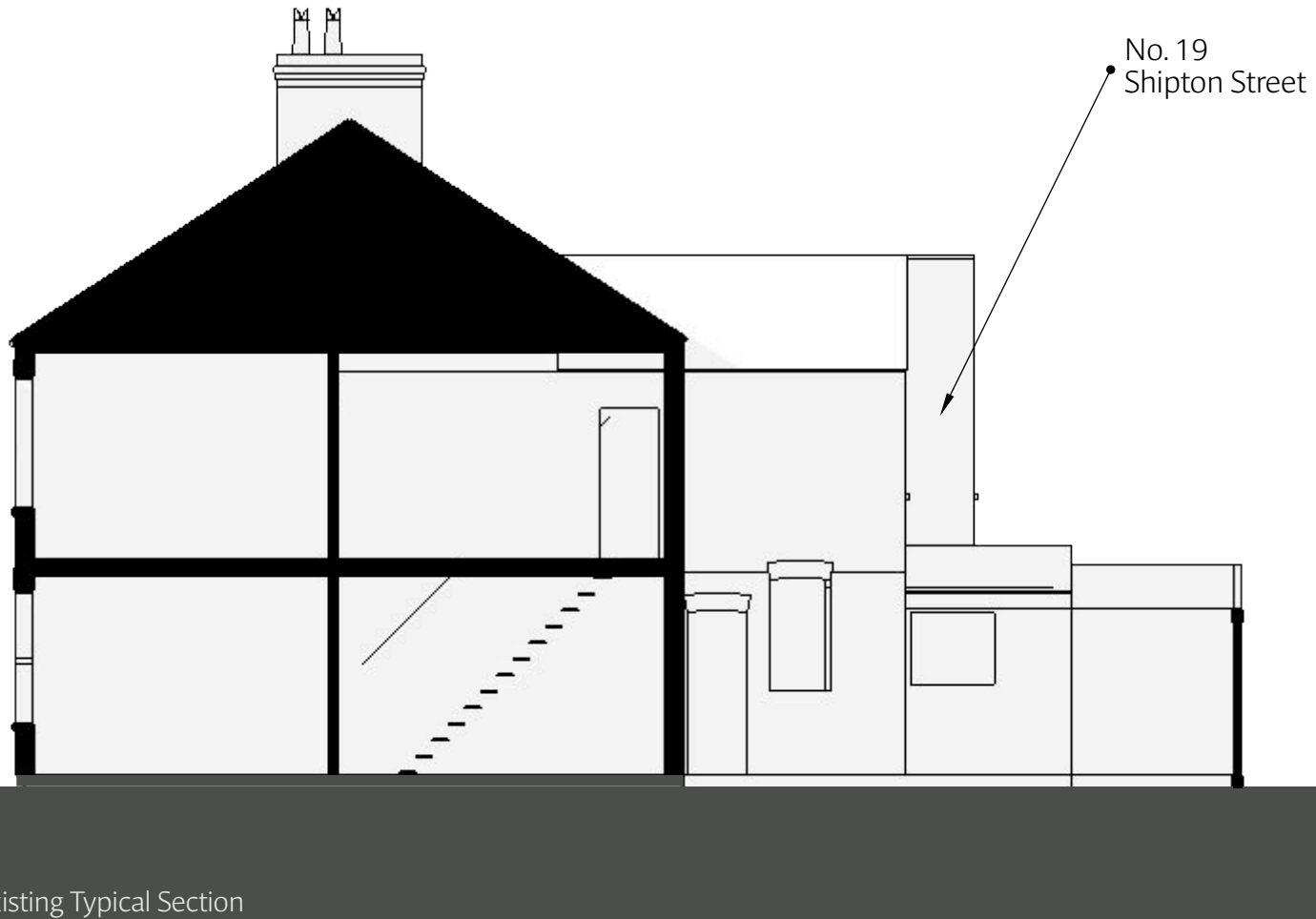
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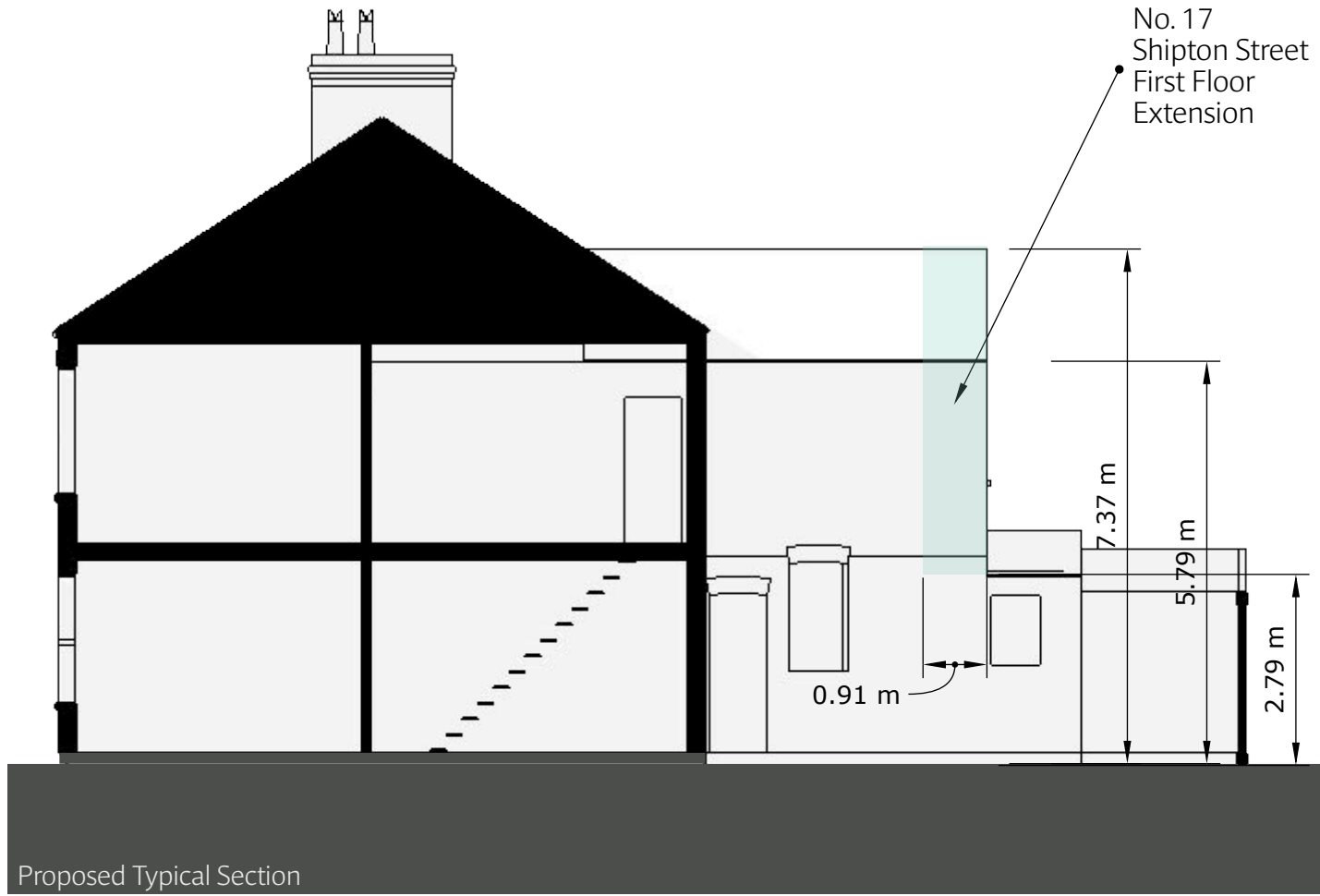
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Existing Rear Perspective



Proposed Rear Perspective 17 Shipton Street, York

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