
Appeal Decision

Site visit made on 5 December 2016

by Susan Ashworth BA (Hons) BPL MRTPI

an Inspector appointed by the Secretary of State for Communities and Local Government

Decision date: 30th December 2016

Appeal Ref: APP/C2741/D/16/3159214

59 Thirkleby Way, Osbaldwick, York YO10 3QA

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
 - The appeal is made by Mr & Mrs C Bloomfield against the decision of City of York Council.
 - The application Ref 16/01525/FUL, dated 21 June 2016, was refused by notice dated 14 September 2016.
 - The development proposed is two storey side extension.
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Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is the effect of the development on the character and appearance of the area.

Reasons

3. 59 Thirkleby Way is a two-storey, semi-detached house situated in a corner position at the junction of Thirkleby Way and Lyndale Avenue. The surrounding area is predominantly residential in character and comprises a mix of two-storey houses and bungalows. The proposal is to extend the property at the side to provide additional family living accommodation. The extension would be set down and set back from the height and depth of the existing building, and would be constructed in matching materials. As such it would reflect the form and design of the host building and the extension at the neighbouring property.
 4. The Council's Supplementary Planning Document 'House Extensions and Alterations' 2012, seeks, amongst other things, to protect the character of the street scene. It advises that the siting of an extension should not be detrimental to the pattern of buildings and spacing between them. Where a street has a clearly defined building line, extending forward of that line should be avoided.
 5. Development in the area is generally laid out in a regular pattern. Most properties are set back from the road such that there are distinct building lines. The existing house has generous front and side gardens which contribute to the spacious character of the area and which mean the property respects the building lines on both Thirkleby Way and Lyndale Avenue. Nevertheless, given the angle of the pair of properties opposite, and the
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presence of bungalows behind it, the existing dwelling is already highly visible in the street scene.

6. The proposed extension would extend into the space at the side of the dwelling, leaving around only 1m between the side of the house and the boundary. Moreover, it would project considerably forward of the building line on Lyndale Avenue. As a result, the extended dwelling would appear as a bulky, dominant feature in the street scene, visible from a number of directions.
7. My attention has been drawn to two similar corner extensions nearby which have limited amounts of space at the side. I do not have the full details of the circumstances that led to these proposals being accepted, or the policies that applied at the time of their consideration. Moreover, these examples are in the minority and in my judgement, given the special characteristics of the area, are not good examples of development to follow. Other extensions to which I have been referred did not relate to corner properties, and are therefore less prominent in the street scene.
8. For the above reasons the proposal would be harmful to the character and appearance of the area. As such it would be contrary to Policies GP1 a), b), and c) and H7 e) of the Draft City of York Local Plan 2005 which expects, amongst other things, that development will respect or enhance the local environment, would be of a layout that is compatible with neighbouring buildings and the character of the area and would avoid the loss of open space.
9. Consequently, taking all other matters raised into account, the appeal is dismissed.

S Ashworth

INSPECTOR