

Comments for Planning Application 18/00836/FUL

Application Summary

Application Number: 18/00836/FUL

Address: Holgate House 133 Holgate Road York

Proposal: Three storey rear extension to form 6no. additional residential units with associated access and parking

Case Officer: Jonathan Kenyon

Customer Details

Name: Dr David Fraser

Address: Fairfax House, 27 Castlegate, York YO1 9RN

Comment Details

Commenter Type: Consultee response

Stance: Customer objects to the Planning Application

Comment Reasons:

Comment: York Civic Trust's Planning Committee considered this application at its meeting on 19 July 2018. The Trust objects to the proposal principally due to 1. over-development, and 2. an adverse effect on the Conservation Area and streetscape.

Holgate House is a large, handsome Late-Victorian semi-detached property adjoining No.135 on Holgate Road. Both properties were given sizeable side extensions in the early C21, resulting in the current large massing on this important historic and busy road, which connects the city centre with the suburban areas of Holgate, Acomb and Boroughbridge Road.

While not nationally listed, Holgate House is in the St Paul's Square / Holgate Road Conservation Area. Due to its age and design, it positively contributes to one of the five key elements of the character area: 'Holgate Road is a linear Victorian residential development of architectural interest'.

Holgate House's position on Holgate Road - on a bend, where the road takes a downward slope shortly after crossing the Iron Bridge (when heading away from the city centre) - means it positively contributes to a further one of the five key elements of the Conservation Area: 'the effect of the long curving hill, which is distinctive in York, on the streetscape of Holgate Road (that is, of unfolding itself slowly to the eye)'.

1. Over-development

The Trust considers the proposed side/rear extension to be gross overdevelopment. The proposed new footprint of the extension would be approximately the same size as the original C19 property. It is also, like the early C21 extension, insensitive and insufficient in design and would lead to an undesired and ill-matched competition with the more harmonious original C19 structure.

2. An adverse effect on the conservation area and streetscape

Insufficient visualisation is provided in the application to adequately assess what impact the extension would have on the streetscape in the Conservation Area. Such an impact is a major concern, largely due to the aforementioned key elements of the Conservation Area.

Due to the siting of Holgate House on a bend in Holgate Road, the extension is likely to produce a substantial visual prominence on Holgate Road, especially when approaching from the east where the structure would box-in the vista. Such prominence would be unjustified for this building and be detrimental to the Conservation Area and streetscape.

For these reasons, York Civic Trust objects to the proposal.