



PLANNING COMMITTEE

Wednesday 29 May 2019 at 6.00 pm

Council Chamber, Ryedale House, Malton

Agenda

17 Late Observations

(Pages 2 - 9)

Agenda Item 17

RYEDALE
DISTRICT
COUNCIL



Please Contact: Lizzie Phippard

Extension 43293

Email: lizzie.phippard@ryedale.gov.uk

All Members of the Planning Committee
Council Solicitor
Head of Planning
Senior Customer Services Officer (Place)

Ref: Agendas/Planning/2018/2019

24th May 2019

Dear Councillor

Meeting of the Planning Committee – 19th March 2019

With reference to the above meeting I enclose for your attention the late observations received since despatch of the agenda.

All items for the late observations relate to Item 8 – 18/01035/FUL

Yours sincerely

A handwritten signature in black ink, appearing to read 'K Hood', is written over a light blue horizontal line.

Mrs Karen Hood
Senior Customer Services Officer (Place)

UPDATE REPORT: ITEM NUMBER 8

Application No: 18/01035/FUL
Parish: Malton Town Council
Appn. Type: Full Application
Applicant: Mr B Abbott
Proposal: Erection of a two bedroom dwelling
Location: Land At Derwent Mount York Road Malton North Yorkshire

Since the Committee report was issued there has been two updates:

- (i) Receipt of revised plans to alter the retained curtilage for No 6 York Road and reducing the finishing floor levels for the proposed dwelling; and,
- (ii) The views of the Council's Building's Conservation Officer.

The revised site location plan shows an extended domestic curtilage retained for No. 6 York Road, which extends to the rear (northern boundary), with this amendment No. 6 York Road is considered to retain a satisfactory amount of domestic curtilage, commensurate with the scale of the property.

Revised plans have been submitted that have lowered the finished floor levels of the proposed dwelling. On the northern side, the finished floor levels are a maximum of 1.2metres lower than the existing ground level. This means from the northern side, the height of the external walling is 1.3 metres, and combined with the ridge height the building will be 3.7m high. On the eastern side, the ground level falls. With the lowered finished floor levels, the impact of the proposed scheme will be much less than previously proposed and the height shall be no higher than 2.1 at eaves height (at a distance of 4m from the eastern boundary) and 4.5 metres at ridge height (a distance of 6.5 metres from the eastern boundary). To the southern side, the building has been lowered by approximately 0.8 metres from the previously proposed plans. Officers consider that these amendments will lessen the impact of the proposed scheme upon both the visual amenity of the area and the residential amenity of surrounding occupiers. Officers consider the proposals subject to conditions, do not conflict with Policy SP16 and SP20 of the Local Plan Strategy. In view of the changes lessening the impact, no further re-consultation is recommended.

The Building's Conservation Officer has considered the attached revised plans and has stated:

'The level of harm however is on the very low end of less than substantial due to many mitigating factors to include, the use of the existing access, the retention of the prominent trees, the retention of the large front garden, the design, scale and position of the proposed dwelling and that there are no clearly visible public views of the proposed development. This application addresses my previous concerns as it has been reduced in scale substantially and the design now is more akin to an outbuilding which is reflective of its location.'

The benefits of providing a dwelling in this location, which is a sustainable location for development with good accessibility and services are considered in this case to outweigh the limited harm identified upon the Conservation Area by the Building's Conservation Officer.

In view of the above, Members are recommended to approve this application subject to the conditions listed below.

RECOMMENDATION: Approval

1 The development hereby permitted shall be begun on or before .

Reason: To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

- 2 Prior to the construction of any walling on the development hereby approved, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 3 Before the end of the first planting season (November - March inclusive) following the commencement of development, plans showing details of landscaping and planting schemes shall be submitted to and approved in writing by the Local Planning Authority prior any such planting taking place. The schemes shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed where appropriate to the development. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all trees and shrubs including existing items to be retained.. All planting, seeding and/or turfing comprised in the above scheme shall be carried out in the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved and to comply with the requirements of Policy SP20 of the Local Plan Strategy.

- 4 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 2015 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: The enlargement of a dwellinghouse consisting of an addition or alteration to its roof

Class C: Other alteration to the roof of a dwellinghouse

Class D: The erection or construction of a porch outside any external door of a dwellinghouse

Class E: Buildings etc incidental to the enjoyment of a dwellinghouse

Class F: Hard surfaces incidental to enjoyment of a dwellinghouse

Class G: Chimneys, flues etc on a dwellinghouse

Glass H: Microwave antenna on a dwellinghouse

Reason: To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s) and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved Drawing No. PD227-04 F. Once created, these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interests of safety and the general amenity of the development.

6 Unless approved otherwise in writing by the Local Planning Authority, there shall be no establishment on a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction of the site, until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

(i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway.

(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason: In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for appropriate on-site vehicle parking and the storage facilities, in the interests of highway safety and the general amenity of the area.

7 The existing hedges along the southern and eastern boundaries of the site shall be retained and maintained, and details of proposed maintenance measures shall be submitted to and approved in writing by the Local Planning Authority before the commencement of the development. In the event of the existing hedge(s) dying, it/they shall be replaced to a specification that shall first have been approved in writing by the Local Planning Authority. Any new hedgerow plants shall be maintained for a period of five years from being planted and replaced if they die or become diseased by plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: It is considered that the existing hedges are an important visual amenity that should be retained and help to protect the residential amenity of surrounding properties and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

8 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Drawing No. PD227-04-F
Drawing No. PD227-01-F
Drawing No. PD227-02 -F
Drawing No. BA6149AIA
Drawing No. PD227-04 F

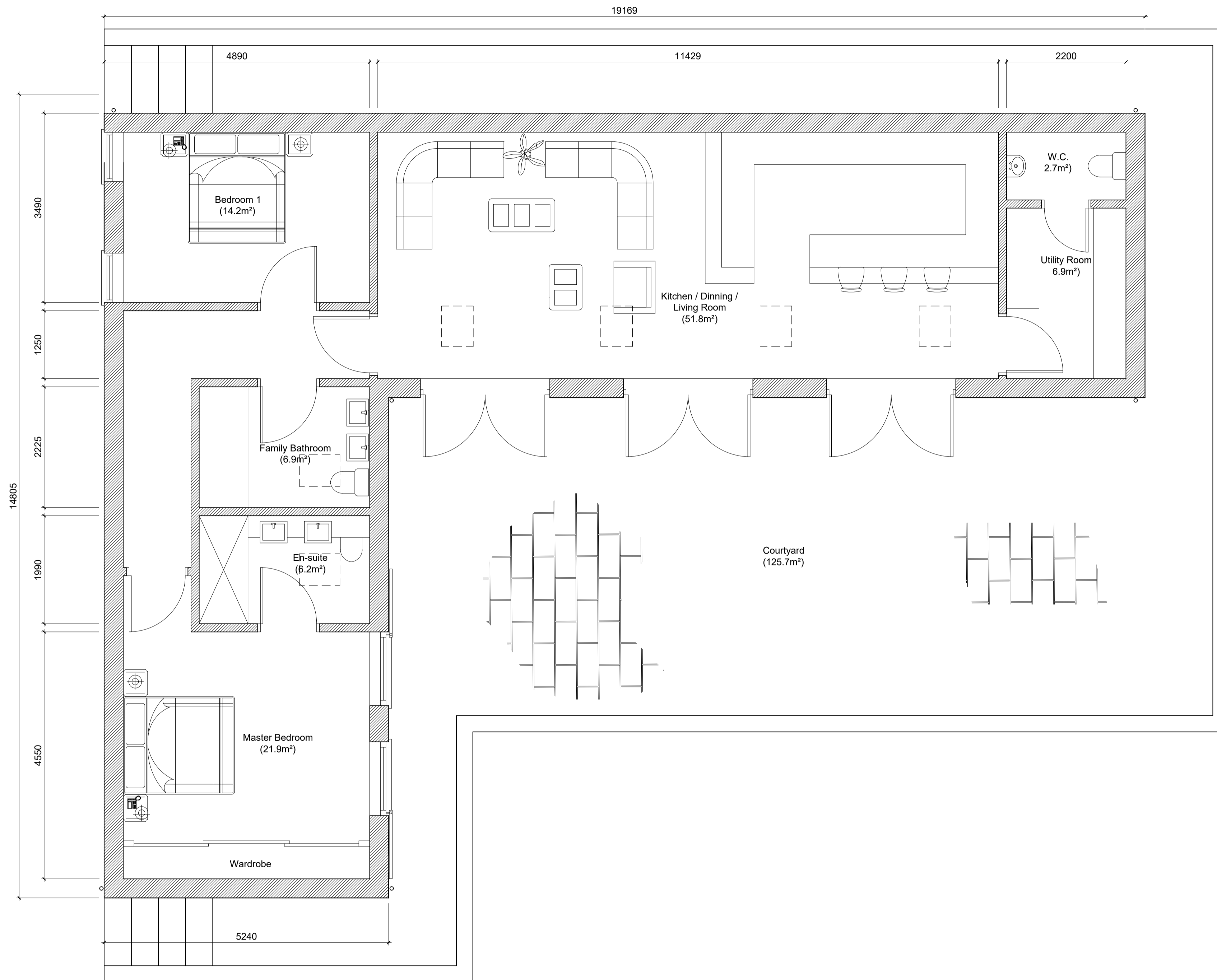
Reason: For the avoidance of doubt and in the interests of proper planning.

9 Prior to the excavations for the proposed dwelling hereby approved precise details of the existing spot ground levels and proposed ground floor finished level measured in relation to a fixed datum point shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In order to ensure a satisfactory level external appearance and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy.

10 Prior to their installation, details of all windows, doors and garage doors, including means of opening, depth of reveal and external finish shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure an appropriate appearance and to comply with the requirements of Policy SP20 of the Ryedale Plan, the Local Plan Strategy.



AS PROPOSED GROUND FLOOR PLAN
(Scale 1:50)

NOTES

St. ANDREWS LODGE FOOTPRINT	=	199.4m ²
PROPOSED NEW DWELLING FOOTPRINT	=	148.0m ²
PREVIOUS SCHEME FOOTPRINT	=	185.0m ²

Notes

Do not scale from this drawing or consider any dimension to be accurate.

In the event of any discrepancy being found, these should be brought to the attention of the Prospect Design for further instruction.

This drawing is for Planning purposes only and is not to be considered a construction or setting out drawing

North Point shown approximately.

The proposed layouts are subject to the following, although not exhaustive:

1. Structural Engineers Requirements.
2. Mechanical and Electrical Engineers Requirements.
3. Drainage Requirements.
4. Planning approvals.
5. Building Regulations approvals.

F	Retaining walls added	R.W.	15.05.2019
E	Rooflights removed from the North elevation	R.W.	08.04.2019
D	Scheme generally reduced in scale	R.W.	27.03.2019
C	Revised scheme following planning comments	R.W.	30.01.2019
B	Revised scheme following planning comments	R.W.	17.01.2019
A	Amended following design meeting	R.W.	04.09.2018
REV	AMENDMENT	DRAWN	DATE

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS

PROSPECT DESIGN
Architectural Services

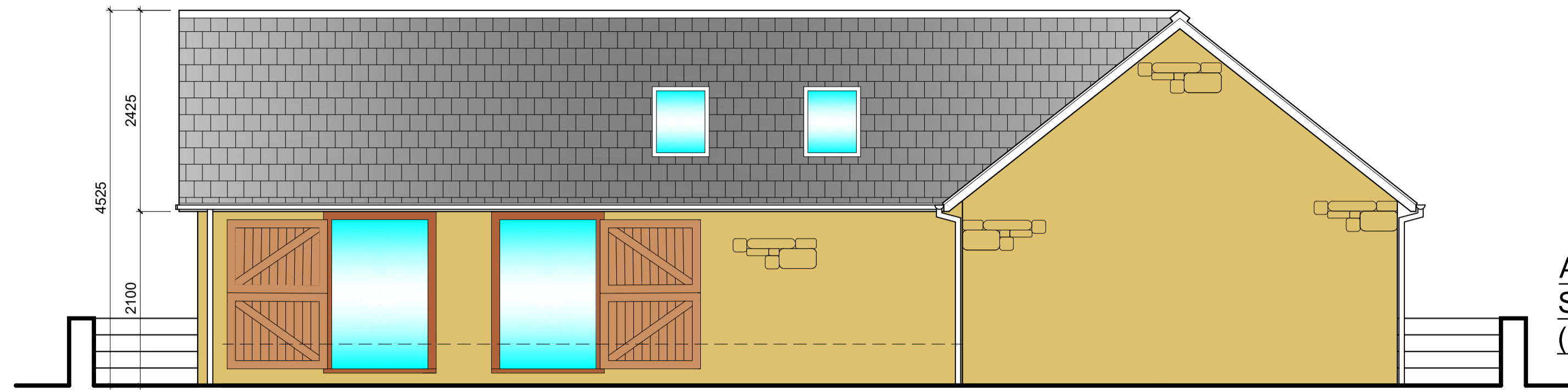
24 Orchard Road, Malton, N Yorks, YO17 7BH
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email: info@prospectdesign.co.uk web: www.prospectdesign.co.uk

Client
MR & MRS ABBOTT
DERWENT MOUNT
6 YORK ROAD
MALTON, YO17 7ND

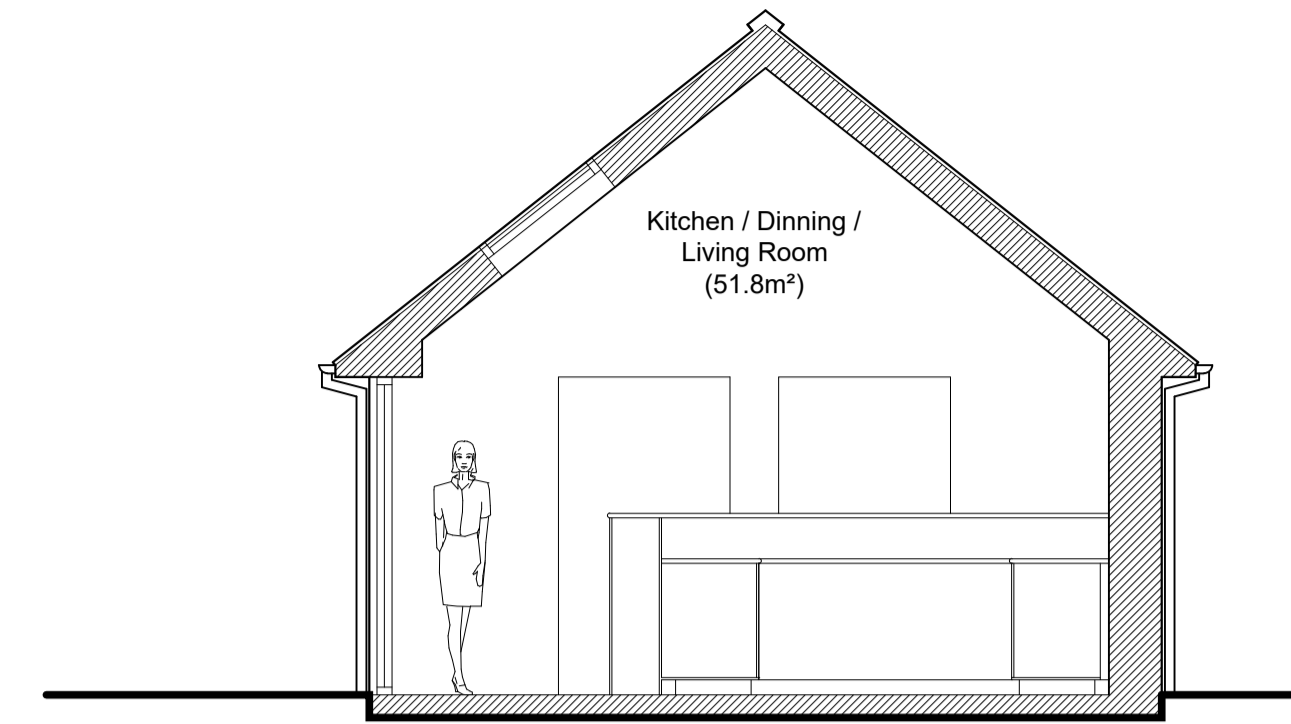
Job Title
PROPOSED NEW BUILD DWELLING ON LAND TO THE REAR OF DERWENT MOUNT, 6 YORK ROAD, MALTON

Drawing Title AS PROPOSED GROUND FLOOR PLAN	
Scale 1:50 @ A1	Drawn R.W.
Date 11.07.2018	Checked --

Drawing Number **PD227-01-F**

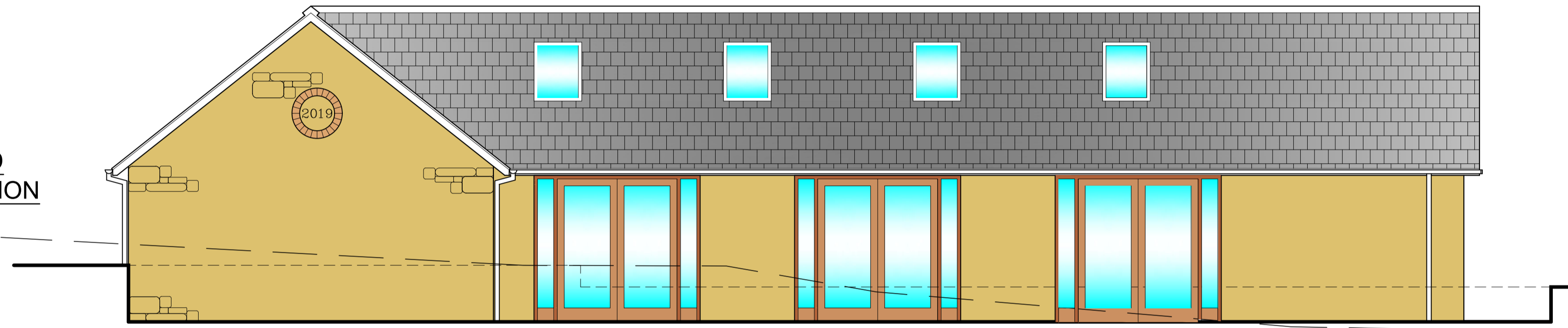


AS PROPOSED
SOUTH ELEVATION
(Scale 1:50)

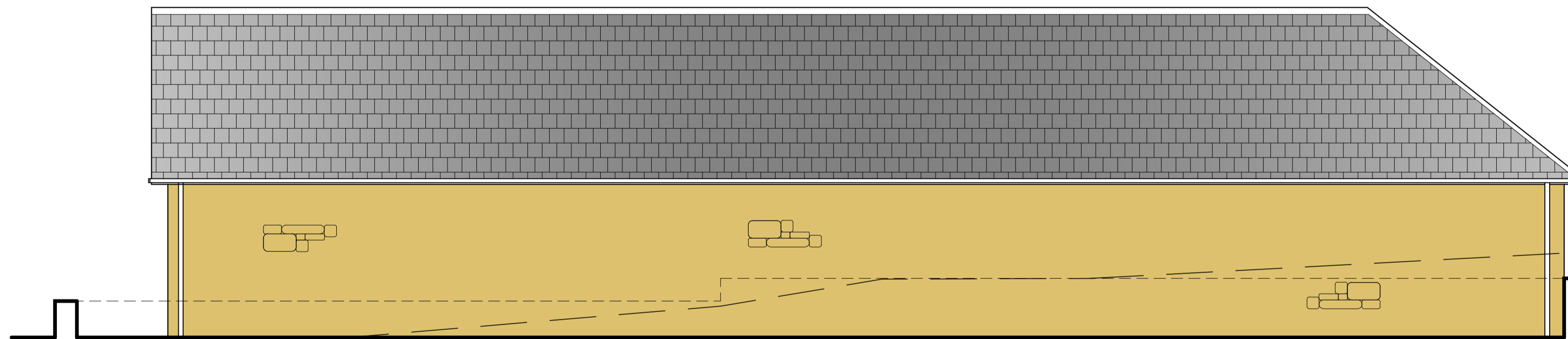


SECTION A-A
(Scale 1:50)

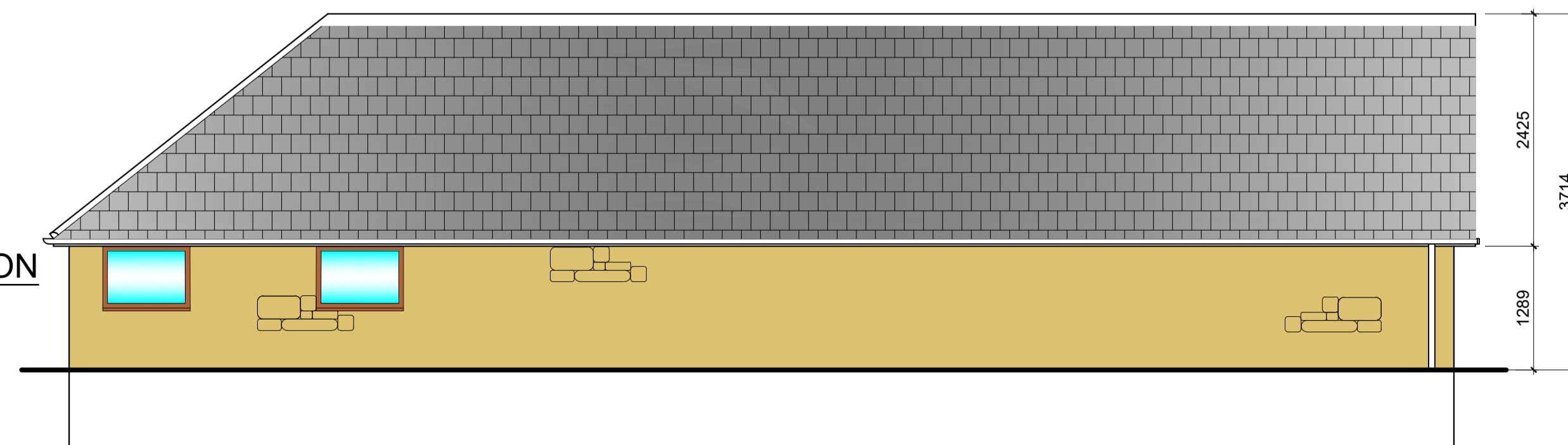
AS PROPOSED
WEST ELEVATION
(Scale 1:50)



AS PROPOSED
EAST ELEVATION
(Scale 1:50)



AS PROPOSED
NORTH ELEVATION
(Scale 1:50)



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North Point shown approximately.
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F	Site levels lowered	R.W.	15.05.2019
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REV	AMENDMENT	DRAWN	DATE

CONTRACTOR MUST VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING ANY WORK OR MAKING ANY SHOP DRAWINGS

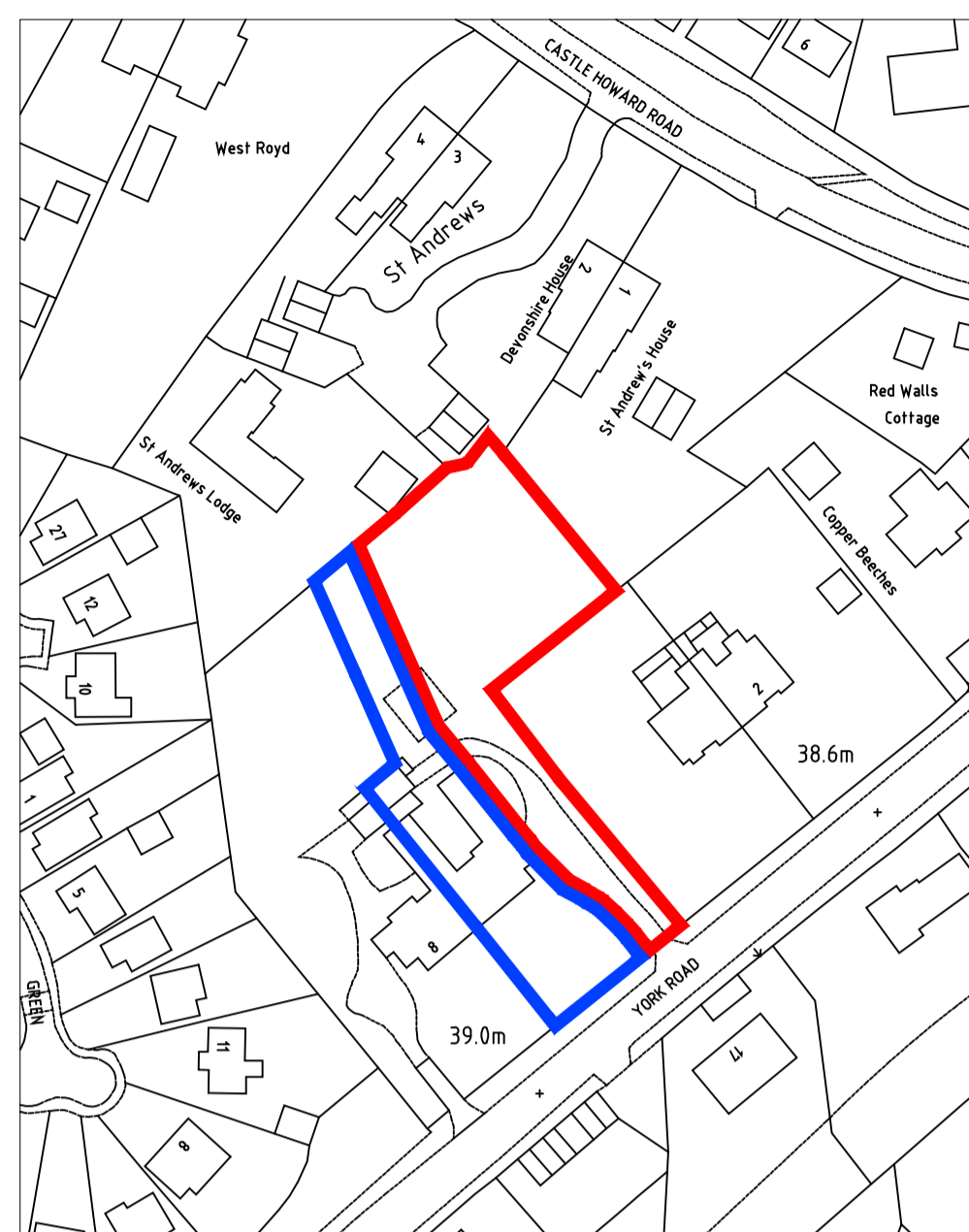
PROSPECT DESIGN
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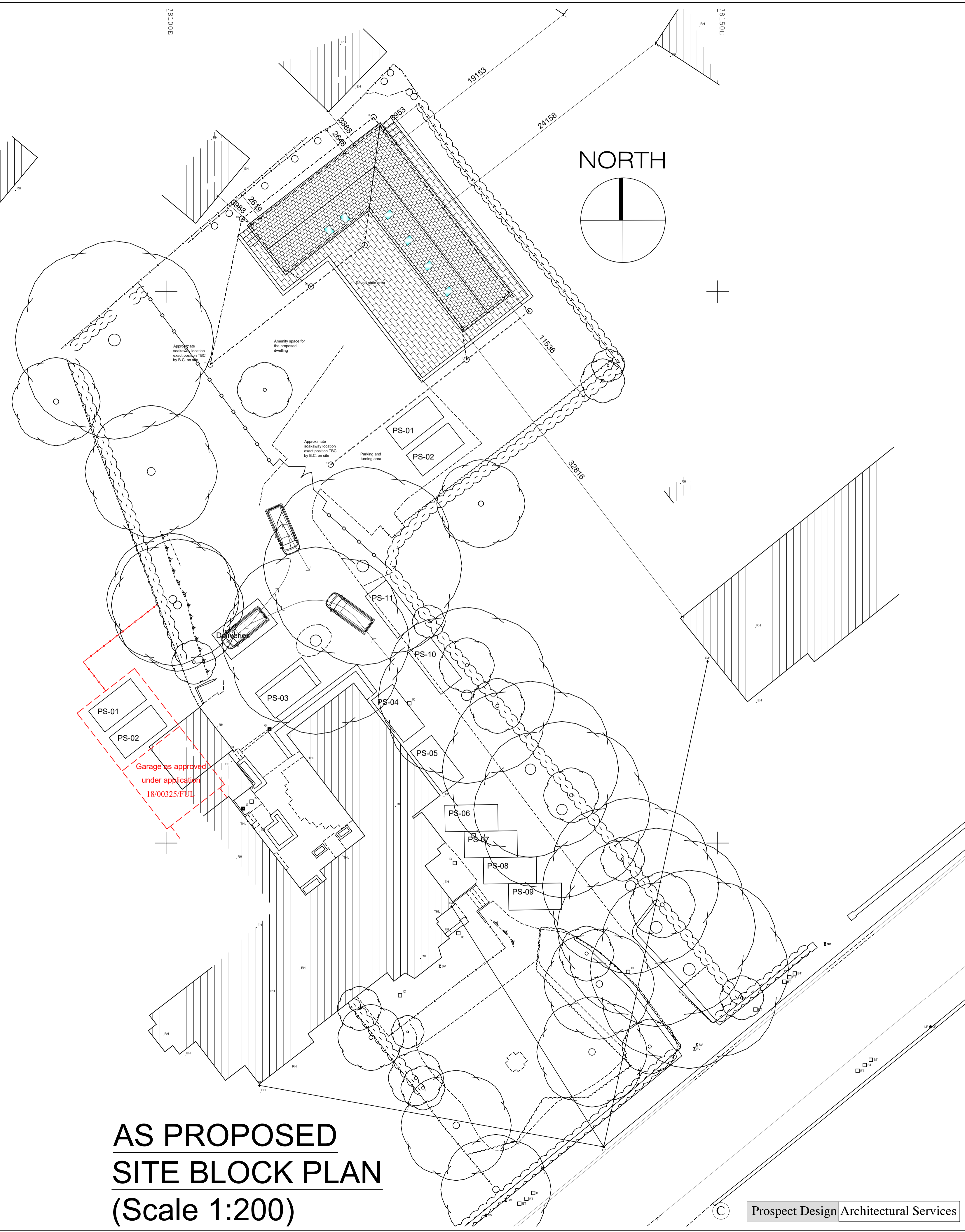
Job Title
PROPOSED NEW BUILD DWELLING ON LAND TO THE REAR OF DERWENT MOUNT, 6 YORK ROAD, MALTON

Drawing Title AS PROPOSED ELEVATIONS			
Scale	1:50 @ A1	Drawn	R.W.
Date	11.07.2018	Checked	--

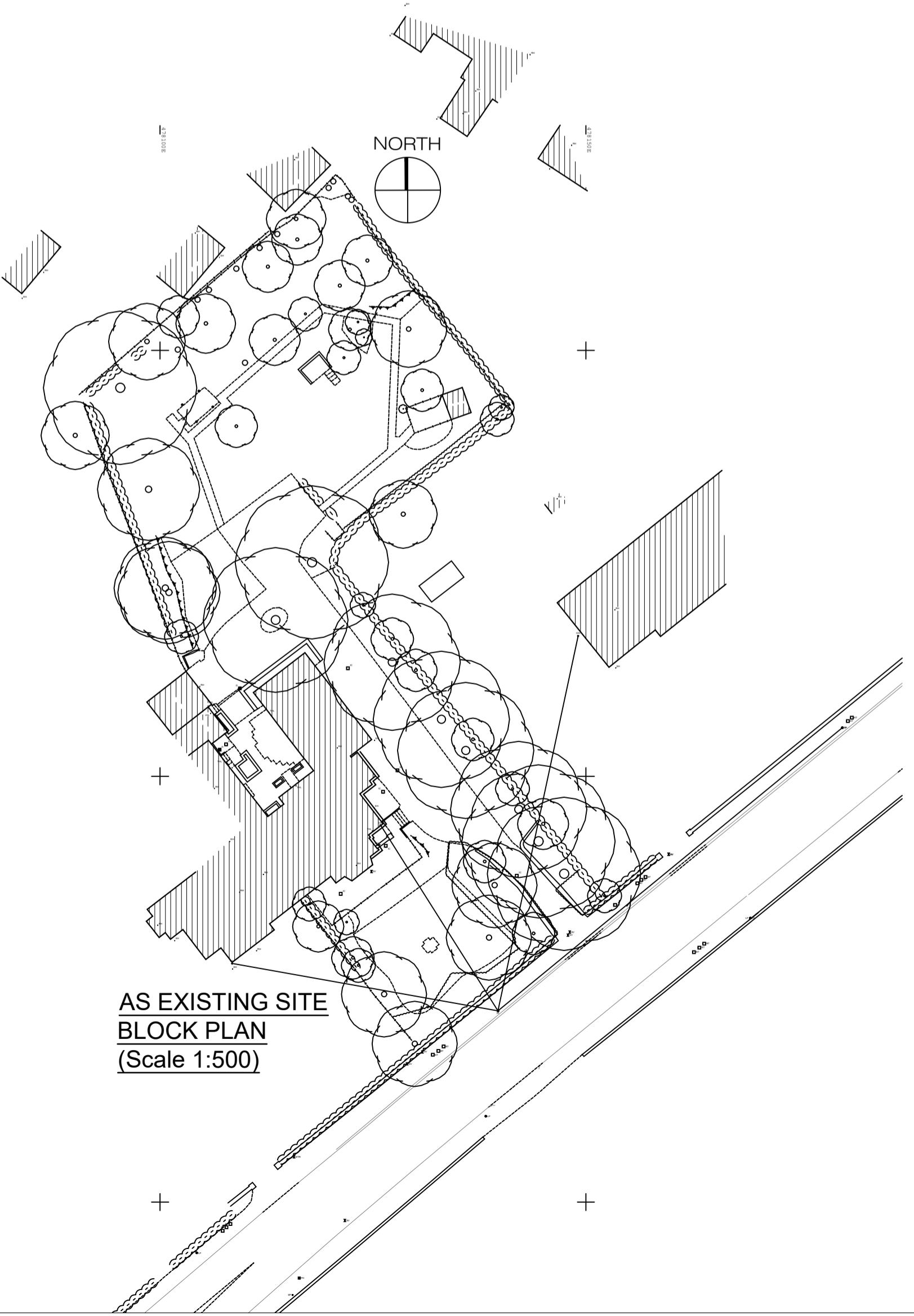
Drawing Number
PD227-02-F



OS SITE LOCATION PLAN
(Scale 1:1250)



AS PROPOSED
SITE BLOCK PLAN
(Scale 1:200)



AS EXISTING SITE
BLOCK PLAN
(Scale 1:500)

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3. Drainage Requirements.
4. Planning approvals.
5. Building Regulations approvals.

G	Retaining walls added. Red/Blue lines amended	R.W.	16.06.2019
F	Parking spaces / turning circle shown	R.W.	02.05.2019
E	Rooflights removed from the North elevation	R.W.	08.04.2019
D	Scheme generally reduced in scale	R.W.	27.03.2019
C	Revised scheme following planning comments	R.W.	30.01.2019
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A	Amended following design meeting	R.W.	04.09.2018
REV	AMENDMENT	DRAWN	DATE

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DERWENT MOUNT
6 YORK ROAD
MALTON, YO17 7ND

Job Title
**PROPOSED NEW BUILD DWELLING ON
LAND TO THE REAR OF DERWENT
MOUNT, 6 YORK ROAD, MALTON**

Drawing Title
**OS SITE LOCATION PLAN
AND SITE BLOCK PLANS**

Scale AS STATED @ A1	Drawn	R.W.
Date 27.06.2017	Checked	--

Drawing Number **PD227-04-F**

**MEMORANDUM
RYEDALE DISTRICT COUNCIL
FORWARD PLANNING & CONSERVATION**

TO: ALAN HUNTER
FROM: EMMA WOODLAND- BUILDING CONSERVATION OFFICER
SUBJECT: 18/01035/FUL- LAND AT DERWENT MOUNT, YORK ROAD, MALTON
DATE: 22/05/2019

No Objection

An application on this site was proposed in 2017 for 'Erection of 4no. bedroom detached dwelling and detached double garage'. At that time I objected to the application predominantly due to the large scale and overly domestic design of the proposed dwelling. Harm can be identified in the principle of developing this land in that it is a large garden which is characteristic of the conservation area. The level of harm however is on the very low end of less than substantial due to many mitigating factors to include, the use of the existing access, the retention of the prominent trees, the retention of the large front garden, the design, scale and position of the proposed dwelling and that there are no clearly visible public views of the proposed development. This application addresses my previous concerns as it has been reduced in scale substantially and the design now is more akin to an outbuilding which is reflective of its location.