

Item Number: 11
Application No: 13/00361/FUL
Parish: Norton Town Council
Appn. Type: Full Application
Applicant: Ryedale District Council (Mr R Barnsley)
Proposal: Replacement of front entrance doors and 2 no. side escape doors to enable wheelchair access and installation of 1 no. velux smoke ventilation system to front roof pitch, together with the installation of timber boarding to a ground floor side window to incorporate 2 no. extraction vents.
Location: Buckrose House 1 Commercial Street Norton Malton North Yorkshire YO17 9HX

Registration Date:
8/13 Wk Expiry Date: 21 May 2013
Overall Expiry Date: 8 May 2013
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Parish Council No objection
Building Conservation Officer No objections

Neighbour responses:

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SITE:

Derwent Lodge (formally Buckrose House) is situated on the northern side of Commercial Street. It has an existing use as a House in Multiple Occupation (HMO). To the rear is 10 Buckrose Court which is divided into houses and flats. To the east are four properties in separate ownership.

Access is via an arched opening near to the mini roundabout at the junction with Church Street, Wold Street and Commercial Street. The western boundary of the site is formed by the swimming pool. The eastern boundary is within the courtyard. The site lies within the development limits for Norton as defined in the Ryedale Local Plan. It is also within Norton Conservation Area.

PROPOSAL:

Planning permission is sought for the replacement of the front entrance doors, and 2 no. side escape doors to enable wheelchair access and installation of 1 no. velux smoke ventilation system to front roof pitch. Together with the insertion of timber vertical boarding over an existing window opening and the installation of 2 no. extraction vents.

HISTORY:

Relevant planning history for the site includes:-

03/00461/FUL: Permission was granted in 2003 for the change of use of a residential boarding school to form a residential hostel, community centre and cafe

06/00764/MFUL: Permission granted for the change of use, alteration and extension of existing hostel, office and warehouse to form 11no. two-bedroom apartments, 3no. one-bedroom apartments and 2 offices.

10/00697/FUL: Change of use and alteration of ground floor dining room to form three additional ensuite bedrooms including manager's bedroom for existing 13 bedroom house of multiple occupancy.

POLICY:

National Planning Policy

National Planning Policy Framework 2012

Ryedale Local Plan

H13 – Extensions to Dwellings

Draft Ryedale Plan 2012

SP12 – Heritage

SP16 – Design

APPRAISAL:

The main considerations in relation to this application are:

1. Whether the proposed alterations preserve or enhance the character and appearance of the Norton Conservation area;
2. The impact of the proposed development upon the residential amenity of surrounding properties.

This building is owned by Ryedale District Council and this application has also been submitted by Ryedale District Council, hence a decision on this application is required to be made by the Planning Committee.

The building is located directly adjacent to Church Street and has a rendered external appearance on the front elevation with a painted white finish under a slate roof. The proposed front alterations relate to a widened front access timber door to allow disabled access and a velux roof light to facilitate means of escape from a fire. These changes are considered to relate well to the character and appearance of the building and increase the accessibility of the building for wheelchair users. To the side two new replacement timber doors are proposed also to facilitate means of fire escape. A side ground floor is also proposed to be vertical boarded with timber with 2 small extraction vents. The design of these alterations is considered to respect the character of the building in this context, and the timber materials are also considered to be acceptable in the Conservation Area. Given the appearance of the existing building these alterations are considered to ensure that the character and appearance of the conservation area is preserved.

The proposals are not considered to have any adverse effect on the levels of surrounding residential amenities.

In view of the fire at the building to the rear, and whilst not a material consideration on this application, fire safety will no doubt be raised by Members. As such North Yorkshire Building Control have been contacted, and they are currently appraising the revised fire safety proposals for the refurbishment of the building by Ryedale District Council.

In view of the above the recommendation is one of approval.

Ryedale Local Plan - Policy H13 - Extensions to existing dwellings
National Planning Policy Framework

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

006
201A
501

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

INFORMATIVES:

1 You should satisfy yourself, prior to commencement of any work related to this project, that no part of the works hereby approved (including foundations and/or guttering) extended onto or over adjoining land unless you have first secured the agreement of the appropriate landowner(s).

2 The applicant/developer is advised to ensure that all the relevant fire safety compliance has been met prior to the occupation of the building.

Background Papers:

Adopted Ryedale Local Plan 2002
Regional Spatial Strategy
National Planning Policy Framework
Responses from consultees and interested parties