

Item Number: 8
Application No: 13/01252/HOUSE
Parish: Luttons Parish Council
Appn. Type: Householder Application
Applicant: Mr & Mrs M Daniel
Proposal: Erection of part two-storey/part single-storey extension to east elevation
Location: Pear Tree House Main Road Helperthorpe Malton North Yorkshire YO17 8TQ

Registration Date:
8/13 Wk Expiry Date: 24 December 2013
Overall Expiry Date: 28 November 2013
Case Officer: Shaun Robson **Ext:** 319

CONSULTATIONS:

Parish Council Object
Archaeology Section No know archaeological constraint

Neighbour responses:

SITE:

The proposed site is located within the settlement of Helperthorpe, to the north of Main Road, on the eastern edge of the village.

The main building has the appearance of a two storey rendered traditional farmhouse building.

POLICY:

National Planning Guidance

National Planning Policy Framework

Ryedale Plan – Local Plan Strategy

Policy SP16 – Design

Policy SP19 – Presumption in Favour of Sustainable Development

Policy SP20 – Generic Development Management Issues

HISTORY:

None relevant to this application.

PROPOSAL:

Erection of part two-storey/part single-storey extension to east elevation of the dwelling.

APPRAISAL:

Planning permission is sought for the erection of a two storey and single storey extension to the eastern elevation of the building. The main considerations to be taken into account are:

- i. Character and form;**
- ii. Impact upon neighbouring amenities; and**
- iii. Impact upon the street scene**

i. Character and form

Pear Tree House, a former farmstead, is located to the eastern edge of Helperthorpe and consists of a 3 bedroom two storey dwelling. The property has been extended previously in order to accommodate a first floor extension and utility room to the rear.

The main property fronts onto the Main Road. The attached two storey former barns, which run in a northern direction away from the Main Road (further into the site) have been converted into two self-contained holiday cottages. The conversions have maintained a characteristic vernacular.

The proposed extension re-orientates the dwelling through the deletion of the entrance to the southern elevation, fronting onto Main Street, and creates a new access to the rear elevation of the proposed extension.

The Parish Council have acknowledged that whilst they are supportive of the modernising of older properties they have specific concerns in regard to the proposed appearance of the development. The Parish Council have cited the following elements of the development as their concerns:-

- The changed orientation of the extension to an uncharacteristic gable frontage;
- The placement of the proposed chimney stack at the front of the property rather than on the ridge line;
- The use of small ground-floor fenestration, particularly in the extension's south fa ade, and to the new toilet window where the porch is to be removed; and
- The uncharacteristic bay French window on the east elevation.

Following the above comments the applicant has revised to the scheme and has deleted the three small windows to the fa ade fronting onto Main Street and deleted the French window to create a more traditional simplistic bay projection. A further consultation exercise was conducted upon the receipt of the revised drawings. To date the Parish Council has not responded.

The revisions have addressed a number of the concerns raised by the Parish Council but not all of them. It is considered, however, that the revisions do address Officer's concerns in regard to the original uncharacteristic form of development.

ii. Impact upon neighbouring amenities

Due to the positioning of the proposed extension there will be no adverse impact on neighbouring amenities in terms of the proposal being overbearing, causing loss of privacy or influencing natural sunlight.

iii. Impact upon the street scene

The proposal will be seen from the street scene, the proposal effectively elongates the existing elevation fronting onto Main Street. This development, as revised, is considered to be in keeping with the existing dwelling and will not detract from the surrounding area. The proposed alterations to the property will not be dominant on the street scene.

Conclusion

In light of the above considerations, the proposal is considered to satisfy the relevant policy contained in the National Planning Policy Framework and Policies SP16 and SP20 of Local Plan Strategy. The proposal is therefore recommended for approval subject to the following conditions.

National Planning Policy Framework
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues

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 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, 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.
(NB Pursuant to this condition the applicant is asked to complete and return the attached proforma before the development commences so that materials can be agreed and the requirements of the condition discharged)

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of PolicySP16 and SP20 of the Ryedale Local Plan Strategy.

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

Proposed Floor Plans Revision B (Feb. 2014)
Proposed Elevations Revision B (Feb. 2014)

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

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
Regional Spatial Strategy
National Planning Policy Framework
Responses from consultees and interested parties