

**Item Number:** 19  
**Application No:** 14/00695/FUL  
**Parish:** Pickering Town Council  
**Appn. Type:** Full Application  
**Applicant:** Mr Jamie Rotherham  
**Proposal:** Installation of automatic doors to west elevation to replace existing manual doors.  
**Location:** Ropery House RDC Area Office The Ropery Pickering North Yorkshire YO18 8DY

**Registration Date:**  
**8/13 Wk Expiry Date:** 15 August 2014  
**Overall Expiry Date:** 21 July 2014  
**Case Officer:** Rachel May **Ext:** 329

#### **CONSULTATIONS:**

**Parish Council** No views received to date

**Neighbour responses:** No views received

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#### **SITE:**

Ropery House is the Tourist Information Centre located in the market town of Pickering, within the 'saved' Development Limits.

#### **PROPOSAL:**

Planning permission is sought for the installation of automatic doors to west elevation to replace existing manual entrance doors.

Members are advised that this application has been referred to Planning Committee as the application is submitted on behalf of Ryedale District Council.

#### **HISTORY:**

None.

#### **POLICY:**

##### National Policy Guidance

National Planning Policy Framework  
National Planning Policy Guidance

##### Ryedale Plan - Local Plan Strategy

Policy SP16 - Design  
Policy SP19 - Presumption in Favour of Sustainable Development  
Policy SP20 - General Development Management Issues

## **PUBLICITY:**

No responses received.

## **APPRAISAL:**

The main considerations to be taken into account when considering this proposal are:

- i. Character and Form
- ii. Impact upon the streetscene
- iii. Other matters

### **(i) Character and Form**

The proposed doors will be 2.4 m x 2.45 m, which are exactly the same size as the existing doors, and therefore they are considered appropriate. They will be positioned in the same place as the current doors, fronting on to The Ropery.

It is proposed the doors will be aluminium frames and will retain the overall external appearance of the existing doors. It is considered, therefore, that the replacement doors integrate well into the surroundings whilst also improve the accessibility to the building. It is considered that the proposal is compliant with Policy SP16 of the Ryedale Plan - Local Plan Strategy.

### **(ii) Impact upon the street scene**

The utilisation of similar doors and appropriate material respects the immediate locality and will not have any adverse impacts upon the street scene of The Ropery. Therefore this proposal is considered to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

### **(iii) Other Matters**

No response has been received from Pickering Town Council or the neighbours with regard to the proposal.

## **Conclusion**

In view of the above, the recommendation on this application is one of approval subject to no additional issues raised following the expiry of the consultation period.

National Planning Policy Guidance  
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  
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):

Proposed New Entrance Doors - drawing number ROP/002

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

**Background Papers:**

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