

Item Number: 20
Application No: 14/00699/FUL
Parish: Pickering Town Council
Appn. Type: Full Application
Applicant: Ryedale District Council (Robert Austin)
Proposal: Replacement of existing hardwood windows on south elevation with aluminium double glazed units and replacement of UPVC windows in bay window with aluminium double glazed units together with installation of flat roof on bay window.
Location: Ryedale Swimming Pool Mill Lane Pickering North Yorkshire YO18 8DJ

Registration Date:
8/13 Wk Expiry Date: 18 August 2014
Overall Expiry Date: 28 July 2014
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council No objection

Neighbour responses: None

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SITE:

Ryedale Swimming Pool is a community facility that is located on the southern side of the Market Town of Pickering. It is directly accessed off Mill Lane and there is a car park to the front of the building. This application seeks changes to the rear of the building that directly faces onto a green parcel of land that is also owned by Ryedale District Council.

HISTORY:

There is no relevant history in relation to the proposal.

PROPOSAL:

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

This planning application seeks to replace the existing hardwood windows on the south elevation with aluminium double glazed units and replace the UPVC windows in the bay window with aluminium double glazed units together with the installation of a flat roof on bay window. All of the above changes are to the rear of the building

APPRAISAL:

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

- i. Character and form
- ii. Impact upon the street scene
- iii. Impact upon neighbouring amenities
- iv. Other matters

i. Character and form

The proposal seeks to replace both hardwood windows and UPVC windows with aluminium double glazed units. The proposed materials of aluminium and double glazing are considered to be appropriate and sympathetic to the character and appearance of the existing building, complying with Policy SP16 (Design) of the Ryedale Plan - Local Plan Strategy. The proposed design of the windows will be vertically glazed. The installation of a flat roof on the bay window is also considered to be appropriate and sympathetic to the character and appearance of the existing building. The double glazed units are considered to improve the thermal efficiency of the building and reduce solar gain.

ii. Impact upon the street scene

Due to the proposed alterations being to the rear of the building, they will not be readily visible from any public viewpoints. Therefore, the proposal will not have a detrimental impact upon the immediate locality and the street scene, complying with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iii. Impact upon neighbouring amenities

With the proposal being replacements, there will be no additional windows added to the building. The rear of the properties of 'Pool Court' and 'Malton Road' are located adjacent to the green parcel of land and the building and the windows do not directly face into their rear gardens. The proposed flat roof will measure the same height to the ridge as the existing lean to bay window. Therefore, the proposal will have minimal impact upon neighbouring amenities in terms of being overbearing in presence, causing loss of light or loss of privacy, complying with Policy SP20 (Generic Development Management Issues).

iv. Other matters

No response has been received from Pickering Town Council or the neighbours with regard to the proposal. However Members should note that the consultation period of the application does not expire until 28th July 2014.

In view of the above, the recommendation on this application is one of approval subject to any further issues raised during the consultation period.

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):

Drawing Number RP/WR/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