

**Item Number:** 11  
**Application No:** 14/00865/HOUSE  
**Parish:** Great & Little Barugh Parish Council  
**Appn. Type:** Householder Application  
**Applicant:** Mr Jim Everett  
**Proposal:** Erection of carport to include installation of biomass boiler and chimney (Revised details to approval 13/00151/HOUSE dated 25.04.2013) - part retrospective application  
**Location:** Glen Gairn Barugh Lane Great Barugh Malton North Yorkshire YO17 6UZ

**Registration Date:**  
**8/13 Wk Expiry Date:** 1 October 2014  
**Overall Expiry Date:** 5 September 2014  
**Case Officer:** Charlotte Cornforth **Ext:** 325

#### CONSULTATIONS:

**Highways North Yorkshire** No objection  
**Parish Council** Objection

**Neighbour responses:** None

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**SITE:**

The proposed site of 'Glen Gairn' is a detached property constructed in 1975 which benefits from substantial outdoor amenity. The property lies within the saved development limits of Great Barugh, adjacent to Barugh Lane.

#### HISTORY:

13/00151/HOUSE - Planning permission granted 25.04.2013 - Erection of front boundary wall with brick piers and iron railings, extension of front entrance porch, excavation of part of garden to allow erection of carport to side and demolition of existing car port.

#### PROPOSAL:

Erection of carport to include installation of biomass boiler and chimney (Revised details to approval 13/00151/HOUSE dated 25.04.2013) - part retrospective application. The revised details include:

- Installation of biomass boiler
- Insertion of a 2m flue on the flat roof to of the carport
- Insertion of three raised rooflights to the roof slope of the carport
- Shallower roof pitch of the carport
- Insertion of a personnel door on the eastern elevation of the carport
- Insertion of brickwork instead of timber cladding on the eastern elevation of the carport

to assist Members, copies of the previously approved plans and elevations are also enclosed together with photographs taken in the vicinity of the site.

#### APPRAISAL:

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

- i. Renewable and low carbon energy
- ii. Impact upon neighbouring amenities

- iii. Impact upon the street scene of Barugh Lane
- iv. Highway safety

The principle of a car port was considered acceptable under application 13/00151/HOUSE dated 25.04.2013. Following works starting on site, the applicant submitted the revised detailed application. As the description states, this application is part retrospective as the works have already started on site and continue to do so.

Great and Little Barugh Parish Council has objected to the proposal stating the following:

*What is now proposed is totally unacceptable as part of the street scene in our rural village. The timber cladding on the original plans has been replaced by red brickwork as a consequence, because of its size; it now looks more like an industrial building. This is made worse by inserting 3 windows in the flat roof section and to cap it all placing a 2metre stainless steel chimney on the flat roof. This makes it all very visible from Barugh Lane and very obtrusive to neighbours and particularly the listed house opposite. Many of the residents find the visual impact of the present building structure unacceptable in our village.*

*Turning now to the biomass boiler. I have already mentioned the chimney eyesore. Another issue is the smoke and other pollutants coming from the chimney. We understand that these can be very unpleasant particularly at start up. With a prevailing south westerly wind these will drift over many of the residential properties at the top of the village including 'The Golden Lion' pub. We have further concern about the delivery of fuel and disposal of waste ash. The amount of fuel required is going to be considerable. No mention is made of where this is to be stored. Likewise where is the waste going? This leads to the obvious question; what is the 9 inch underground plastic pipe to be used for? It says for services for the biomass boiler, what services? It stops not far short of Barugh Lane, for what purpose?*

*The applicant states in his letter he is keen to reduce his energy footprint. With trucks delivering fuel and taking away waste there will surely be a lot more energy consumed than by a simple oil delivery tanker.*

The applicant produced a detailed response to the Parish Council's objection. He clarifies:

- The wood pellets will be stored in a silo that can hold up to 6 tons. The usage is expected to be less than this so the applicants aim is to have a silo to hold 12 months worth of wood pellets. The silo will be located in the garage alongside the boiler.
- It is likely that the ash bucket will need emptying once every 3 months and it will be put on the garden.

#### i. Renewable and low carbon energy

Policy SP18 of the Ryedale Plan - Local Plan Strategy supports proposals that generate renewable and/or low carbon sources if they would not adversely impact on the local community, economy, or historical interests. Due to the domestic nature of the boiler and it being located within a building, it is considered acceptable in this location and will not have an adverse impact upon the character of the area. It is considered that the 2m flue on the roof of the car port will have minimal impact upon the neighbouring property of 'Chestnut House' in terms of being overbearing in presence or causing significant odour. Furthermore, no formal consultation response has been received from the occupiers to date. A condition will be attached to the decision notice to ensure that the exact external finish of the flue shall be submitted to the Local Planning Authority prior to it being installed.

#### ii. Impact upon neighbouring amenities

It is considered that due to the positioning and angle of the three raised roof lights, there will be minimal impact upon the neighbouring property of 'Chestnut House' in terms of being overbearing or causing loss of privacy. Again, no formal consultation response has been received from them to date.

The garage doors have been increased from 2.6m in height to 3m and the roof pitch of the car port is now shallower. However, the height to the ridge remains the same as the previous application 4.6m and therefore the impact upon the neighbouring property is minimal.

### iii. Impact upon the street scene of Barugh Lane

It is considered that the installation of a personnel door and the brick wall on the eastern elevation of the car port will not detract from the wider street scene of Barugh Lane. Clear views can only be obtained from in front of the access to the site because of existing planting and screening on the front of the property and adjacent to other properties in the street. Other properties and outbuildings within this area are also constructed of brick. The existing and proposed boundary treatments to the property will soften the appearance of the brick car port.

### iv. Highway safety

The Highway Authority has raised no objection to the proposal.

In light of the above considerations, the proposal is considered to satisfy the relevant policy criteria outlined within Policies SP16, SP18, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework. The proposal is therefore recommended for approval subject to the following conditions.

### **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, the external finish and colour of the flue 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 the fixings can be agreed and the requirements of the condition discharged)

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of SP16 of the Ryedale Local Plan Strategy.

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

Revised Drawing date stamped 06.08.2014.

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

### **Background Papers:**

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