

Item Number: 10
Application No: 14/00882/HOUSE
Parish: Wombledon Parish Council
Appn. Type: Householder Application
Applicant: Mr J.R. & Mrs M.L. Slater
Proposal: Erection of two storey rear extension following demolition of existing single storey rear extension.
Location: Lilac Cottage Main Street Wombledon York YO62 7RX

Registration Date:
8/13 Wk Expiry Date: 6 October 2014
Overall Expiry Date: 24 September 2014
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council No decision made - no objections received
Building Conservation Officer No objection

Neighbour responses: Mr And Mrs D Walker,

SITE:

Lilac Cottage is located within the Wombledon Conservation Area that was designated in 2005. The property is stone built with a pantile roof.

PROPOSAL:

The proposal seeks to erect a two storey rear extension following the demolition of the existing single storey rear extension. The proposed two storey cross wing rear extension will measure approximately 3.8m in depth and 7m in width. It is an asymmetric design that will allow for an additional bedroom at first floor level to the south of the property. The eave height at first floor level will measure 4.2m and 3m at the lower level. The proposed height to the ridge will be approximately 6m.

HISTORY:

14/00400/HOUSE: Application withdrawn in June 2014 - Erection of a two storey rear extension following the demolition of the existing single storey rear extension.

The withdrawn scheme also sought to erect a two storey cross wing rear extension, with a flat roof following the demolition of the existing single storey rear extension. It measured approximately 3.8m in depth and 7.6m in width, with a ridge height of 6m and measuring 5m to the flat roof section. This plan can be viewed on the Council's website. The proposal was considered to be unacceptable for a number of reasons and was subsequently withdrawn.

POLICY:

National Planning Guidance

National Planning Policy Framework
National Planning Practice Guidance

Ryedale Plan - Local Plan Strategy

Policy SP12 - Heritage

Policy SP16 - Design

Policy SP19 - Presumption in Favour of Sustainable Development

Policy SP20 - Generic Development Management Issues

Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990

APPRAISAL:

Planning permission is sought for the erection of a two storey rear extension following the demolition of an existing single storey rear extension. The main considerations to be taken into account when considering the proposal are:

- i. Character and form
- ii. Impact upon the character of the Wombleton Conservation Area and the street scene
- iii. Impact upon neighbouring amenities
- iv. Other matters

i. Character and form

The proposed two storey cross wing rear extension will measure approximately 3.8m in depth and 7m in width. It is an asymmetric design that will allow for additional bedroom at first floor level to the south of the property. The eave height at first floor level will measure 4.2m and 3m at the lower level. The proposed height to the ridge will be approximately 6m. The proposed extension will be constructed of stone and pantiles. The proposed windows on the eastern gable will be constructed of timber. It is considered that the extension is appropriate and sympathetic to the character and appearance of the host building in terms of the scale, form and use of materials, complying with Policy SP16 (Design) and SP20 (Generic Development Management Issues) Ryedale Plan – Local Plan Strategy.

ii. Impact upon the character of the Wombleton Conservation Area

Section 72 of the Planning (Listed Buildings and Conservations Areas) Act 1990 states:

Special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

Furthermore, SP12 (Heritage) of the Ryedale Plan – Local Plan Strategy states:

Designated historic assets and their settings, including Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens will be conserved and where appropriate, enhanced.

The Building Conservation Officer was consulted as part of the planning application and has stated the following:

There are now no objections to the proposed two storey extension. In assessing the area there are other examples of two storey rear off shots that contribute to the character of the village. Following discussions with the agent the design has been modified to reflect the comments made on the previous (withdrawn) application.

The proposed extension has been designed so that it now respects the host property and the neighbouring property. The southern wall of the new extension now follows the line of the existing single storey extension which allows the existing gable to remain dominant. The floor plan has been modified to remove the need for the uncomfortable flat roofed element which allows for a more traditional pitched-roof design.

Following receipt of these comments from the Building Conservation Officer, it is considered that the proposed two storey extension preserves the character of the Wombleton Conservation Area. Although the extension is visible from the street scene, it is considered acceptable in terms of its design and appearance and in terms of its impact on the character of the street scene.

iii. Impact upon neighbouring amenities

The proposed two storey rear extension at ground floor level will project 0.5m further to the east than the existing extension. The asymmetric design of the property ensures that the highest eave is not on the boundary with the property 'Manor Cottage'. The roof slope extends towards Manor Cottage with an eaves height on the boundary of 3m. The nearest window on the neighbouring property to the proposed extension serves the kitchen at ground floor level of Manor Cottage. It is considered that the proposed two storey extension will not result in a material adverse impact upon the amenities of neighbouring occupiers of Manor Cottage, in terms of the proposal causing a loss of privacy and loss of light, complying with Policy SP20 (Generic Development Management Issues) Ryedale Plan – Local Plan Strategy.

The proposed window at first floor level on the rear gable will not directly face into any habitable room of 'Blue Bell Cottage'. Blue Bell Cottage is located to the approximately 7.5m further to the east of the proposed extension. It is also therefore considered that the proposed two storey extension will not result in a material adverse impact upon the neighbouring occupiers of Blue Bell Cottage.

iv. Other matters

It is considered that the proposed two storey will not adversely affect on the existing boundary fence or vehicular access.

Members should note that this application has been the subject of an objection from the neighbouring property to the north of the site 'Manor Cottage'. The full letter of objection may be viewed on the Council's website. A summary of the objection includes the following main points:

- The simple, traditional vernacular form of the host property remains relatively unspoilt and is a valuable example of small early eighteenth century cottage found within Ryedale's villages.
- The proposed two storey extension to the rear would severely harm the essential historic scale and form of the building, acting as an incongruous and bulky feature that fails to respect the architectural and historic significance of the principal property by virtue of its height, width and depth.
- The host property is highlighted within the 2005 adopted Wombleton Conservation Area Appraisal as a building that makes a positive contribution to the character of the locality. As required by the statutory legislation within Section 72 of the Planning (Listed Buildings and Conservation Areas) special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.
- The proposed two storey extension would be visible from the street scene of the village and detract from the character of the Wombleton Conservation Area.
- The proposed two storey extension would severely compromise levels of private amenity, particularly with regard Manor Cottage, and would regard the direct overlooking of the majority of the rear garden that would result from the advanced position of the proposed bedroom and staircase windows to be wholly acceptable.

- The application provides no evidence to substantiate the claim that the proposed extension would not compromise vehicular access and use of off street parking bays enjoyed as of right by neighbouring properties.

The above points have been considered as part of the appraisal.

Members are requested to note that the clerk to Wombleton Parish Council is one of the applicants. All of the Parish Councillors declared a personal and prejudicial interest with the application and as a result, no decision was made by Wombleton Parish Council.

v. Conclusions

In light of the above considerations, the proposed two storey rear extension is considered to satisfy the relevant policy criteria outlined within Policies SP12, SP16, 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, 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 Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

3 Prior to the commencement of the development hereby permitted, the developer shall construct on site for the written approval of the Local Planning Authority, a one metre square free standing panel of the external walling to be used in the construction of building. The panel so constructed shall be retained only until the development has been completed.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

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

Drawing No: P14 dated June 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