

Item Number: 11
Application No: 14/00883/HOUSE
Parish: Sheriff Hutton Parish Council
Appn. Type: Householder Application
Applicant: Mr & Mrs Smith
Proposal: Erection of part two storey/part single storey extension to the west and north elevations and entrance porch to the south elevation.
Location: Nesslyn West End Sheriff Hutton YO60 6SH

Registration Date:
8/13 Wk Expiry Date: 7 October 2014
Overall Expiry Date: 22 September 2014
Case Officer: Rachel May **Ext:** 329

CONSULTATIONS:

Parish Council No views received to date
Highways North Yorkshire No objection - recommend conditions

Neighbour responses: Elaine Nelson, Mrs Deborah Kidds, Mrs Shelley Fairclough, Mr Michael Charlton-Weedy, Dr Don Pomfret, Mr David Whisker, Mrs Carol Brough, Mrs Sally Bellwood,

SITE:

The application site is comprised of a detached, two storey residential dwelling and associated curtilage. The site lies within the Development Limits of Sheriff Hutton. The plot is relatively long and narrow, with the dwelling sitting towards the western boundary. The dwelling has a modest front garden with considerably more amenity space to the rear. Nesslyn has brick built walls, with a clay pan tile roof. It is the only house on the street which is gable fronted.

PROPOSAL:

Planning permission is sought for the erection of a part two storey/part single storey extension to the west and north elevations and entrance porch to the south elevation.

POLICY:

National Planning Guidance

National Planning Policy Framework
National Planning Practice Guidance

Ryedale Plan - Local Plan Strategy

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

HISTORY:

14/00481/HOUSE - Application withdrawn in June 2014 for the erection of part two storey/part single storey extension to the west and north elevations and entrance porch to the south elevation. The loss of one parking space was considered to be detrimental to the application.

APPRAISAL:

The main considerations when assessing the application are;

- i. Character and Form
- ii. Impact upon the Neighbouring Amenity
- iii. Impact upon the Street Scene
- iv. Conclusion

i. Character and Form

Following the demolition of the existing car port, a two storey extension is proposed to the side and a single storey extension to the rear. The two storey element will project off the west elevation and will measure 3.7 metres in width, and 7.3 metres in length. The eaves and ridge height will continue in line with the existing dwelling.

The lean - to, single storey rear element will measure 4 metres in depth, and 9.5 metres in width. The height to the eaves is 2.5 metres, and the ridge height is 3.5 metres.

Whilst the extension is large it is proposed to be set back approximately 0.5 metres from the front wall of the existing dwelling. As a result it will appear slightly subservient when viewed within the wider street scene. It is therefore considered the size and scale of the proposal, on balance, is appropriate and in compliance with SP16 Design and SP20 Generic Development Management Issues of the Ryedale Plan - Local Plan Strategy.

ii. Impact upon the Neighbouring Amenity

An objection was received from the occupiers of 'Bertram House' stating that the development would detrimentally impact on the amount of light entering their property. A sunlight analysis has been submitted for Officers consideration. Whilst the extension will project closer to the boundary shared with the immediate neighbour, the sunlight analysis only demonstrates an effect on this property during the early mornings, between January and March. The east elevation of the neighbouring property, which is considered to be affected, only has one small window in this elevation which does not serve a primary room. On balance, the impact demonstrated is not considered to be sufficient to warrant a refusal.

Also, there is approximately 5 metres between the extension extending along the boundary and 'Bertram House'. Therefore the presence of the extension at this distance is not considered to be intrusive or overbearing.

The occupiers of the property known as 'Highway House' (located opposite the site) have stated that the roof light on the south elevation will look directly into their front bedroom and living room. The distance between the two properties is approximately 38 metres. All the properties along this road having windows facing on to the road, including "Nesslyn's" existing south elevation which currently has 3 windows. In this set of circumstances officers consider that the roof light will not have a material adverse impact on the amenity of present or future occupants of neighbouring dwellings.

Objections have also been received raising parking provision as a concern. The current plan seeks to increase the parking provision from 1 off - road parking space to 2 off - road parking spaces. There have been no objections to this proposal from the Highway Authority, and the proposal is therefore considered acceptable.

Members should note that this application has been subject to several objections, and a petition of 25 signatures. The full letter can be viewed on the Council's website. A summary of the objection includes the following points:

- The parking facilities are inadequate and the extension will result an increase of on - street parking, subsequently restricting access to the properties on West End
- Obstruction of sunlight: the development would have an adverse impact on the property west of the application site, known as 'Bertram House'
- The roof lights proposed on the south elevation will overlook into the front bedroom and living room of the property known as 'Highway House'

The relevant points above have been considered as part of the appraisal above and the proposal is considered to be in compliance with SP20 Generic Development Management Issues as outlined in the Ryedale Plan - Local Plan Strategy.

iii. Impact upon the Street Scene

In terms of street scene, there is a mix of brick construction, with a few rendered properties in the surrounding vicinity. The proposal seeks to render the dwelling which is a significant change the external appearance of dwelling.

Whilst the rendered side extension will be seen from public viewpoints there are a variety of external facing materials used on properties in the village. On balance the proposed materials are considered acceptable.

Officers had raised some concerns with the design of the roof proposed on the porch.

A simpler design omitting the 'step' in the roof line was suggested but the applicant has confirmed that they wish the application to be determined as originally proposed. This element is a relatively minor feature and, on balance, the application is recommended for approval.

The rear element of the extension will not easily be seen from any public viewpoints and therefore is not considered to be detrimental to the visual amenity of the surrounding area.

iv. Conclusion

There have been 2 letters of support received from 'Holly Lodge' and '2 Stonelands Close'.

There have been no objections received from Sheriff Hutton Parish Council or the Highway Authority, but several conditions have been recommended regarding verge crossing construction requirements; parking for the dwelling remaining clear at all times; and details of the on-site parking, on-site storage and construction traffic during the development to be submitted to the Local Planning Authority prior to the commencement of works.

In light of the above assessment, it is considered that the proposed development is on balance acceptable and would comply with both Local and National Policies. Therefore the recommendation is one of approval.

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

Proposed Plans and Elevations (drawing no: 103, rev F)

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