

Item Number: 12
Application No: 14/00889/HOUSE
Parish: Wombledon Parish Council
Appn. Type: Householder Application
Applicant: Mr Steve Gridley
Proposal: Retention of single storey extension to north elevation, boundary wall to east elevation and external cladding and installation of 15no. solar panels on the west roofslope and flat roof
Location: Green View Page Lane Wombledon Kirkbymoorside YO62 7SE

Registration Date:
8/13 Wk Expiry Date: 9 October 2014
Overall Expiry Date: 24 September 2014
Case Officer: Helen Bloomer **Ext:** 328

CONSULTATIONS:

Parish Council	Object
Highways North Yorkshire	No objection
Highways North Yorkshire	Formal response to follow
Building Conservation Officer	No objection

Neighbour responses: None

SITE:

The application site is comprised of a semi detached dwellinghouse with a modest curtilage. It is located on the corner of Page Lane and is within the Wombledon Conservation Area.

PROPOSAL:

The application is seeking the retention of a single storey extension to the north elevation, dwarf boundary wall to the east elevation and the fixing of the external thermal cladding. The agent has requested that the proposed 15 solar panels on the west elevation also be included within this application. The solar panels would be attached to both the flat and pitched roof and although they have been included within the description of the application this is for information purposes as, on their own, they constitute 'permitted development' under the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008 Part 40 Class A.

POLICY:

National Policy Guidance

National Planning Policy Framework

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

HISTORY:

The retrospective application has come about as a result of an ongoing enforcement investigation. There is no other relevant Planning history for the site.

APPRAISAL:

- i) Impact on the Wombleton Conservation Area
- ii) Impact on Residential Amenity
- iii) Impact on Highway Safety
- iv) Impact on the Wombleton Conservation Area

i) Impact on the Wombleton Conservation Area

Greenview lies within the Wombleton Conservation Area, which was designated in 2005. The area has a varied streetscape with mixed property types including cottages, bungalows and larger detached properties. These also demonstrate a mixed palette of materials including; brick, stone render and painted masonry. Wombleton Parish Council has objected to the application as they consider the property; as a result of the works both retrospective and proposed, would be out of character with the Wombleton Conservation Area. It is the Building Conservation Officers opinion, however, that the scale of the single storey side extension is appropriate to the scale of the host dwelling reflecting a typical small scale domestic extension, typical of the Conservation Area. From Page Lane the extension appears subservient because it is also set back from the front elevation.

Prior to the installation of the thermal cladding Greenview had a white painted brick exterior. It is therefore considered that it's current appearance which has a white rendered appearance is appropriate in its context and that it reflects the character of the Wombleton Conservation Area. Due to the proposed siting of the solar panels, they would comply with the conditions as set out within Part 40 Class A of the Town and Country Planning (General Permitted Development) (Amendment) (England) Order 2008.

ii) Impact on Residential Amenity

This application is seeking to retain works already carried out. Therefore any impact on residential amenity is already apparent. It is not considered that the works have a material adverse impact on the residential amenity of any of the neighbouring properties. Wombleton Parish Council has raised concern that the cladding appears to encroach onto Keswick House to the south. This was not apparent from the officer's site visit, and no correspondence has been received from the occupants of Keswick House to this effect. However even if it transpires that there had been encroachment, then this would be a civil issue and should bear no weight in the assessment of the application on its planning merits..

iii) Impact on Highway Safety

The Highway Authority has raised no objection to the application, nor have they recommended any conditions to be attached if Members are minded to grant planning permission. Wombleton Parish Council has raised concern that the coping placed on the top of the boundary wall encroaches on to the highway. Whilst the boundary wall is within the applicant's curtilage, the coping overlaps the boundary wall by approximately 1 inch. It is not considered in light of the Highway Authority consultation response that this minor overlap impacts on the safe functioning of the highway. At the time of writing no other written representations had been received.

However Wombleton Parish Council has also raised objection that this application is retrospective and also wanted their opinion that Wombleton should not be designated as a Conservation Area to be known. As Members will be aware these matters are not material planning considerations and shall bear no weight in assessing the application presented.

In light of the above considerations, the development is considered to satisfy the relevant policy criteria outlined within the National Planning Policy Framework and Policies SP12, SP16, SP19 and SP20 of the Local Plan Strategy. The proposal is therefore recommended for approval.

RECOMMENDATION: **Approval**

Background Papers:

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