

**Item Number:** 13  
**Application No:** 14/00909/HOUSE  
**Parish:** Norton Town Council  
**Appn. Type:** Householder Application  
**Applicant:** Mr Adam Wiles  
**Proposal:** Erection of single storey side and rear extensions to include integral garage with storage above  
**Location:** Newlands 4 St Peters Crescent Norton Malton North Yorkshire YO17 9AN

**Registration Date:**  
**8/13 Wk Expiry Date:** 14 October 2014  
**Overall Expiry Date:** 16 October 2014  
**Case Officer:** Rachel May **Ext:** 329

#### CONSULTATIONS:

**Parish Council** Recommend approval  
**Highways North Yorkshire** No objection

**Neighbour responses:** Fiona Delphine And Geof Dudding,

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#### SITE:

Newlands is a detached dwelling situated on St Peters Crescent, which is a predominantly residential area. The site lies within the Development Limits of Norton, as defined within the Ryedale Local Plan; and is within an archaeological sensitive area.

#### PROPOSAL:

Planning permission is sought for the erection of single storey side and rear extensions to include integral garage with storage above. The extension incorporates a garage with storage above to the side, and a garden room to the rear. At its highest point the garage roof is 5 metres above ground level, and the parapet wall of the garden room is 3.1 metres above ground level.

Amended plans were negotiated by Officers in order to reduce the impact of the scheme and these are subject of re-consultation locally which expires on 16<sup>th</sup> October 2014.

#### HISTORY:

There is no planning history relevant to this application.

#### 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

## **APPRAISAL:**

The main considerations when assessing this application are;

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

- i. Character and Form

### *Original Scheme*

An original scheme was submitted for a larger extension. This was the subject of a neighbour objection from the occupiers of '6 St Peters Crescent' raising material planning considerations including scale and proximity to their boundary.

A revised scheme, dropping the eaves and ridge height, was submitted to the Local Planning Authority in order to address these concerns. The occupiers of '6 St Peters Crescent' have however stated their objections remain in light of the revised scheme. Both letters can be viewed on the Councils' website.

Concerns were also raised regarding the size and location of the garage, compromising the off street parking facility. Following consultation with the Highway Authority, it is considered the garage would be able to accommodate a car inside and no objections are raised from NYCC Highways on highways grounds.

### *The Proposal*

The proposed development is in the form of a single storey, side and rear extension. Following the demolition of the existing detached timber asbestos garage on the west elevation, an attached garage is proposed on almost exactly the same footprint, with additional storage space above. The garage will project approximately 2.8 metres off the existing side elevation, and will be approximately 6 metres in length. Originally the eaves height was 3.5 metres, and a ridge height of approximately 6 metres. However the revised plans propose the eaves height at approximately 3 metres, and 5 metres to the ridge. The extension is set back from the existing dwelling by 0.3 metres.

The rear extension will extend 3.8 metres along the boundary, and will be 6.5 metres in length. The height of the flat roof was originally set at 3.3 metres, but is now proposed at approximately 3.1 metres.

Overall, the scale and height of the development has been designed to ensure the extension will appear subservient when viewed within the wider street scene. It is also considered that it would not dominate the front elevation of the dwelling. It is considered the size and scale of the proposal is, on balance, appropriate and in compliance with Policies SP16 Design and SP20 Generic Development Management Issues of the Ryedale Plan – Local Plan Strategy.

The proposed construction materials are brick and concrete pan tiles. These materials will match the hosting dwelling, and are therefore considered acceptable. Timber painting bi-folding doors are proposed on the north elevation and a steel painted door is proposed for the garage on the south elevation.

- ii. Impact upon Street Scene

The application site and the surrounding plots are long and narrow, but there is no distinct housing pattern or spacing around the dwellings. In terms of the street scene, there is a mixture of types and sizes of detached and semi-detached dwellings in the crescent. '2 St Peters Crescent' has developed on the boundary shared with '4 St Peters Crescent'. '6 and 8 St Peters Crescent' sit centrally in the plot, and is a pair of symmetrical semi-detached houses.

In terms of impact on the street scene, the side extension compromising the garage would be seen from public viewpoints and is considered to be in keeping with the surrounding area. It is therefore considered the extension will not be detrimental to the visual amenity of the surrounding area. The rear element of the extension would not significantly impact on the street scene as it will not be easily seen from any public viewpoints.

iii. Impact upon Residential Amenity

An objection was received from the occupiers of property of '6 St Peters Crescent' to the original scheme stating the development would detrimentally impact on the amount of natural light entering their property, and that the design being inappropriate for the character of the neighbourhood.

Following a re-consultation with regard to the revised plans the occupiers of, '6 St Peters Crescent' stated their objection remains. There has been no response from Norton Town Council. However, the revised plans are considered to take into account the previous objection with regard to scale and siting.

Whilst the development will slightly increase the amount of the massing of building along the boundary shared with the immediate neighbour, the reduce pitch of the garage roof and existing fence will help mitigate any adverse impacts.

In addition, the west elevation extending along the boundary will not feature any fenestration. The side of 6 St Peters Square does have 3 small windows, however none are considered to serve primary rooms and therefore the presence of the extension within approximately 2.5 metres (as amended) is not considered to be intrusive.

On balance, it is considered there will not be a substantial material adverse impact on the amenity of the neighbours and therefore this application complies with SP20 Generic Development Management Issues of the Ryedale Plan – Local Plan Strategy.

iv. Conclusion

At the time of writing, there has been one objection received from '6 St Peters Crescent' to the original and revised proposals. The full letters can be viewed on the Council's website along with a response from the applicant, Mr Wiles to the issues raised.

The Highway Authority has no objections to the proposal and Norton Town Council recommends approval for this application.

In light of the above considerations, the proposed side and rear extension is considered to satisfy the relevant policy criteria outlined within Policies SP16 Design; SP19 Presumption in Favour of Sustainable Development; SP20 Generic Development Management Issues 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 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Existing and Proposed Plans and Elevations: revised. (drawing ref: MG/1562/PL/2014)

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

- 3 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 SP20 of the Ryedale Plan - Local Plan Strategy.

**Background Papers:**

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