

Item Number: 8
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: 19 August 2014 **8/13 Week Expiry Date:** 14 October 2014
Case Officer: Rachel May **Ext:** 329

CONSULTATIONS:

Parish Council Recommend approval
Highways North Yorkshire No objection

Neighbour responses: Fiona Delphine & Geof Dudding,

Overall Expiry Date: 18 November 2014

INTRODUCTION:

Members will recall that this application was deferred for further negotiation at the October meeting of the Planning Committee. A copy of the earlier committee report is attached for ease of reference.

APPRAISAL:

The earlier officer recommendation was one of approval. Concern was, however, expressed by Members with regard to the scale and design of the proposal. Following the committee, a further revision scheme was submitted. However, the neighbour has continued to object and therefore the application is referred to the December's Committee meeting for a final decision to be made.

The revised scheme omits the storage area above the garage. As a result, the height of the garage roof is reduced by a further 0.6 metres. The eaves height on the southern elevation has been reduced by 0.1 metres. The parapet wall has been deleted from the west elevation reducing the rear extension height by a further 0.35 metres.

The garage will now project approximately 2.8 metres off the existing side elevation, and will be approximately 6.4 metres in length. The eaves height is proposed at 2.5 metres, and the ridge height is approximately 4.3 metres. The extension is set back from the existing dwelling by 0.3 metres. The rear extension will extent 3.8 metres along the boundary, and will be 6.5 metres in length. The height of the flat roof is proposed at 2.8 metres above ground level.

It is considered that the revised plans will result in a reduced impact on the neighbouring occupiers' amenity.

In light of the above considerations, the proposed side and rear extension is considered to satisfy the relevant policy criteria outlined within Policies 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 Policy 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):

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.

Background Papers:

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