

**Item Number:** 10  
**Application No:** 14/01187/FUL  
**Parish:** Sheriff Hutton Parish Council  
**Appn. Type:** Full Application  
**Applicant:** Ryedale District Council (Mr Roger Barnsley)  
**Proposal:** Removal of roller shutter door to north elevation and replacement by 2no. timber windows and surrounding brickwork  
**Location:** 4 Dale Road Sheriff Hutton Malton YO60 6RZ

**Registration Date:**  
**8/13 Wk Expiry Date:** 30 December 2014  
**Overall Expiry Date:** 28 November 2014  
**Case Officer:** Charlotte Cornforth **Ext:** 325

#### CONSULTATIONS:

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

#### Neighbour responses:

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**SITE:**

'Unit 3c', 4 Dale Road, Sheriff Hutton is a small industrial unit located in the south of the Sheriff Hutton Industrial Estate. The Industrial Estate is located to the south west of the village and houses approximately 78 units of a B1, B2 and B8 Use Classes.

#### PROPOSAL:

The removal of a roller shutter door to the north elevation to be replaced by 2no. timber windows and surrounding brickwork.

Members are advised that this application has been referred to Planning Committee for determination as the application is submitted on behalf of Ryedale District Council.

#### HISTORY:

There is no relevant history in relation to this application.

#### APPRAISAL:

Planning permission is sought for the removal of a roller shutter door to the north elevation to be replaced by 2no. timber windows and surrounding brickwork. The main considerations to be taken into account are:

- i. Character and form
- ii. Impact upon the immediate locality

The roller shutter door that is proposed to be removed measures 2.45m in width and 2.7m in height, which is the same as the other three existing doors on the northern elevation of the industrial unit. The proposed two timber windows will measure approximately 1m in width. The proposed windows will match the existing timber windows of the industrial unit located to the north of the site. They are considered to be appropriate and sympathetic to the character of the host building, complying with

Policy SP16 (Design) and Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

The proposed timber windows are also considered to respect the character of the immediate locality of the industrial estate and will match the existing timber windows of the industrial unit to the north of the site.

Sheriff Hutton Parish Council and the Local Highway Authority have raised no objections to the proposal.

In light of the above considerations, the removal of a roller shutter door to the north elevation to be replaced by 2no. timber windows and surrounding brickwork is considered to satisfy the relevant policy criteria outlined within Policies SP16, SP19, 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.

Local Plan Strategy - Policy SP16 Design  
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development  
Local Plan Strategy - Policy SP20 Generic Development Management Issues  
National Planning Policy Framework  
National Planning Policy Guidance

**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):

Drawing Number DR/02.

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