

Item Number: 9
Application No: 14/01325/HOUSE
Parish: Sherburn Parish Council
Appn. Type: Householder Application
Applicant: Mrs Laura Waller
Proposal: Erection of two storey side extension.
Location: 19 Springfield Terrace Sherburn Malton North Yorkshire YO17 8QG

Registration Date:
8/13 Wk Expiry Date: 23 March 2015
Overall Expiry Date: 12 February 2015
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council No Objection
Archaeology Section Recommends Condition

Neighbour responses: Mrs Alison Haldenby, Mr Gary Pickard, Mr Andrew Pickard,

SITE:

19 Springfield Terrace is a semi detached property, located within a cul-de-sac on the western edge of Sherburn. It should be noted that the driveway is a shared ownership with 21 Springfield Terrace, with each party having a right of access. The site is also located within an archaeological sensitive area.

PROPOSAL:

The application is for the erection of a two storey side extension to the south elevation of the property.

The two storey side extension to the southern elevation of the property will measure 5.7m in depth, 3.2m in width, 5.2m to the eaves and 7.8m to the ridge. It will be set back from the front elevation by 2m and is 0.8m lower than the ridge height of the existing dwelling.

The initial scheme sought to also erect a single storey rear extension. However, concerns were raised by Officers that the extension projected too far to the east on the boundary of 17 Springfield Terrace.

The agent decided to omit the single storey rear extension from this planning application. The agent has subsequently submitted a notification of a 'larger homes' extension under the Town and Country Planning (General Permitted Development) Order 1995 (as amended) Schedule 2, Part 1, Class A.1 (ea).

Furthermore, the initial plans showed an inaccurate red line. It was clear from the submitted plans and following a site visit that in order to reach the integral garage of 19 Springfield Terrace, vehicles would need to be driven over the driveway of 21 Springfield Terrace. The agent was made aware of this, and amended the red line, served notice on the occupier of 21 Springfield Terrace and completed the Ownership Certificate B.

HISTORY:

The relevant planning history with regard to the proposal includes:

- 15/00083/GPDE - Notification pending consideration - Erection of single storey rear extension, extending a maximum of 6m from the rear wall of the original dwelling and having a maximum height of 3.6m and eaves height of 2.4m.

POLICY:

The Ryedale Plan – Local Plan Strategy (2013)

SP12 Heritage
SP16 Design
SP19 Presumption in Favour of Sustainable Development
SP20 Generic Development Management Issues

National Planning Policy Framework (2012)

Section 7 – Requiring good design
Paragraph 141, Section 12 – Conserving and enhancing the historic environment

APPRAISAL:

The main considerations to be taken into account are:

- i. Character and form
- ii. Impact upon neighbouring amenities
- iii. Archaeology
- iv. Other matters

i. Character and form

The details of the extension is described earlier in this report. It is subordinate in scale to the existing dwelling and its design is considered to be in keeping with the character of the original dwellinghouse. It is considered that the two storey side extension is appropriate and sympathetic to the character and appearance of the existing dwelling in terms of scale, form and use of material, complying with Policies SP16 and SP20 of the Ryedale Plan – Local Plan Strategy. The extension will be constructed of concrete block walling, with a render finish. Furthermore, the extension is considered to not have a detrimental impact upon the street scene of the Springfield Terrace because the extension is proposed to be set well back from the front elevation and it is located in the corner of the cul-de-sac.

ii. Impact upon neighbouring amenities

A letter of objection was received with regard to the initial scheme (and also the revised scheme omitting the single storey rear extension) from the occupier of 21 Springfield Terrace. The full letter of objection can be viewed on the Council's website. A summary of the objection makes the following main points;

- Land boundary disputes in connection with the driveway
- There are ongoing drainage problems with the property
- The extension will cause overlooking and loss of privacy into the garden of 21 Springfield Terrace
- The driveway of 21 Springfield Terrace could be used to store the materials during the

construction of the extension

It has been confirmed in writing and shown on a plan by the applicant that the driveway is of shared ownership with 21 Springfield Terrace, with each party having a right of access. The required notices and ownership certificates have however been served and submitted.

It is considered that the extension to the side of the property will not result in a material adverse impact upon the amenity of the occupier of 21 Springfield Terrace. The extension is considered not to have an overbearing presence, causing loss of natural light or privacy. The first floor window on the south extension will be obscure glazed and a condition will be attached to the decision notice. Due to the orientation of the properties and the degree of separation between them, it is considered that the extension will have a very limited impact upon loss of natural light, therefore, complying with Policy SP20 of the Ryedale Plan – Local Plan Strategy. An informative is recommended to be attached to the decision notice to make the applicant aware that the storage of building materials shall only be located on the land owned by them. It is also noted that drainage is an issue that will be considered as part of the Building Regulations process.

iii. Archaeology

The Historic Environment Team was consulted as part of the planning application. They have stated the following:

The site is located within an area of archaeological interest. A number of prehistoric linear features can be seen heading towards the site from the west, including a pair of pit alignments defining the limits of tracking or possibly, at an early stage, a cursus monument dating to the Later Neolithic period. The pit alignments represent an early state in the definition of what becomes a significant route – way which has been detected both to the east and west of the village immediately to the north and in places, perhaps, beneath the A64.

Therefore, I would advise that a scheme of archaeological mitigation recording is undertaken in response to the ground- disturbing works associated with this development proposal. This should comprise an archaeological watching brief to be carried out during excavations for new foundations and new drainage or services, to be followed by appropriate analyses, reporting and archive preparation. This is in order to ensure that a detailed record is made of any deposits / remains that will be disturbed. This advice is in accordance with the historic environment policies within Section 12 of the National Planning Policy Framework, CLG, 2012 (paragraph 141).

A condition will be attached to the decision notice to ensure that a scheme of archaeological mitigation recording is carried out, prior to any works commencing on the site.

iv. Other matters

Sherburn Parish Council has raised no objection to the proposal.

A letter has been received from some family members of the occupier of 21 Springfield Terrace stating that they do not share the opinion of the occupier of 21 Springfield Terrace, and they do not object to the proposal.

A letter has also been received from another family member of the occupier 21 Springfield Terrace. He has stated that there is an ongoing problem with the drains and that in his view this should be resolved before any planning permission is granted.

The material considerations relating to this application have been appraised above.

Conclusions

The erection of two storey side extension to No.19 Springfield Terrace is considered to meet the relevant policy criteria outlined within Policies SP16, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and it is also considered to comply with the advice contained within 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 and the colour of the render 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 first floor window on the southern elevation of the proposed extension shall be permanently glazed with frosted or opaque glass.

Reason: To protect the privacy of adjoining properties and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy

4 Condition (A) No demolition/development shall take place/commence until a Written Scheme of Investigation has been submitted to and approved by the local planning authority in writing. The scheme shall include an assessment of significance and research questions; and:

1. The programme and methodology of site investigation and recording
2. Community involvement and/or outreach proposals
3. The programme for post investigation assessment
4. Provision to be made for analysis of the site investigation and recording
5. Provision to be made for publication and dissemination of the analysis and records of the site investigation
6. Provision to be made for archive deposition of the analysis and records of the site investigation
7. Nomination of a competent person or persons/organisation to undertake the works set out within the Written Scheme of Investigation.

Reason: This condition is imposed in accordance with SP12 of the Ryedale Plan – Local Plan Strategy as the site is of archaeological interest.

- 5 No demolition/development shall take place other than in accordance with the Written Scheme of Investigation approved under condition (A).

Reason: This condition is imposed in accordance with SP12 of the Ryedale Plan – Local Plan Strategy as the site is of archaeological interest.

- 6 The development shall not be occupied until the site investigation and post investigation assessment has been completed in accordance with the programme set out in the Written Scheme of Investigation approved under condition (A) and the provision made for analysis, publication and dissemination of results and archive deposition has been secured.

Reason: This condition is imposed in accordance with SP12 of the Ryedale Plan – Local Plan Strategy as the site is of archaeological interest.

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

Revised Site Location Plan (Scale 1:1250)
Revised Proposed Elevations
Floor Plan and Block (Drawing Number LW201410-2)

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

INFORMATIVE:

The applicant is advised that the building materials used for the development shall be stored only on land under their ownership when works commence on site.

Background Papers:

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