

Item Number: 8
Application No: 14/01327/HOUSE
Parish: Marishes Parish Meeting
Appn. Type: Householder Application
Applicant: Mr Andrew Watkinson
Proposal: Erection of garden room extension to side elevation.
Location: Hedera Marishes Low Road Low Marishes Malton North Yorkshire YO17 6RJ

Registration Date:
8/13 Wk Expiry Date: 26 January 2015
Overall Expiry Date: 3 March 2015
Case Officer: Helen Bloomer **Ext:** 328

CONSULTATIONS:

Parish Council	
Parish Council	Objection comments made
Parish Council	Objection
Highways North Yorkshire	No objection

Neighbour responses:

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SITE:

Low Marishes is a small hamlet situated approximately 1.2km to the east of the A169 Malton to Pickering Road, approximately 5km north of Malton and 6km south of Pickering. The village does not contain any development limits, therefore the site is regarded as being within the wider open countryside.

The application site consists of a residential dwelling currently under construction following the grant of planning permission in 2014 for the “Change of use and alterations of outbuilding to form a two bedroom dwelling to include formation of vehicular access and associated parking and amenity area.”

PROPOSAL:

The proposal seeks planning permission for the erection of a proposed garden room to the side extension of the property.

HISTORY:

14/00358/FUL: Change of use and alterations of outbuilding to form a two bedroom dwelling to include formation of vehicular access and associated parking and amenity area. Approved

14/00783/COND: Discharge of Conditions 02, 03, 06, 07, 08, 11 and 12 of approval 14/00358/FUL dated 02.07.2014. Approved

15/00005/BC: Breach of Conditions .& Works Not Built According To Plans approved. Investigation ongoing.

POLICIES:

Ryedale Plan - Local Plan Strategy

Policy SP16 - Design
Policy SP19 - Presumption in Favour of Sustainable Development
Policy SP20 - Generic Development Management Issues

National Planning Guidance

National Planning Policy Framework March 2012

National Planning Policy Guidance

APPRAISAL:

This application is being reported to the Planning Committee as a result of a letter of objection received from the Parish Council.

The Parish Council raised the following objections;

-Size and Scale; it is considered that the size, scale and massing of the revised extension is not commensurate with the modest host dwelling and as such is contrary to the aims of planning policies.

-Over Development; the extension would reduce the domestic curtilage of the property to an inadequate and unacceptable degree. The Parish Council have made reference to application 14/01208/HOUSE, which was refused planning permission by virtue of the reduction of amenity space.

-Inaccurate Plans: the vehicle access has been constructed different to how it appears on the approved plans and revised plans.

The main considerations in assessing this application are;

- i) Character and Form,
- ii) Residential Amenity
- iii) Other Issues

Character and Form

Policy SP16 of the Ryedale Plan – Local Plan Strategy seeks to ensure that;

-extensions to existing buildings are of an architectural style which complements the traditional character of the main building

-appropriate materials and traditional construction methods and techniques

The Parish Council has raised objection to the proposed garden room extension. They consider that the size, scale and massing of the revised extension is not commensurate with the modest host dwelling and as such is contrary to the aims of planning policies.

The revised garden room extension as proposed would be set back from the front elevation, of the existing porch, by approximately 1.9 metres. The dimensions of the proposed extension measure approximately 3.2m x 5.2m. The proposed ridge height would be approximately 0.5metres lower than that of the host building. Officers consider that the aforementioned dimensions and the proposed design and use of materials would ensure that the development would comply with the aims of Policy SP16 of the Ryedale Plan – Local Plan Strategy.

Residential Amenity

The Parish Council has raised objection to the proposed extension as they are concerned that the development would reduce the domestic curtilage of the property to an inadequate and unacceptable degree. They made reference to application 14/01208/HOUSE, a single storey extension, which was refused planning permission by virtue of the reduction of amenity space.

As members will be aware of each application has to be assessed on its merits. In the above application the Parish Council make reference to is a large detached four bedroom dwelling. The

application site is a small two bedroom dwelling and the consideration is whether or not the amenity space is commensurate with the size of the dwelling house. Officers are satisfied that as this is a modest converted building the amenity space is largely dictated by the size of the original application site and the siting of the building within it. It is for this reason the development is considered to be in compliance with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan Local Plan Strategy.

Due to the neighbouring properties orientation and proximity from the application site, it is not considered that the proposal would be detrimental to the neighbouring properties amenity, in terms of loss of light, privacy or appearing to be over bearing.

Other Issues

Furthermore the Parish Council have noted that the Revised Plans show the access to be as approved, however the on-site construction is different and is closer to the dwellinghouse than approved. Members will note that there is an ongoing enforcement investigation at the site which relates to the failure to build in accordance with the approved plans. It is not possible due to the nature of this application, householder, to deal with the breaches as identified.

The Highways Authority has raised no objection to the proposed development.

At the time of writing no other written representations had been received.

In view of the above, the recommendation is one of approval.

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 colour, type and texture of the materials to be used on the development hereby permitted shall match that of the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

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

Drawing No. MSR 6 Proposed Plan and Elevations Proposed Garden Room

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