

Item Number: 13
Application No: 15/00224/HOUSE
Parish: Harome Parish Council
Appn. Type: Householder Application
Applicant: Mrs E Sylvia Andrews
Proposal: Erection of two storey extension to east elevation and single storey garden room extension to south elevation, following demolition of existing single storey extension.
Location: Knavesmire View Back Lane Harome Helmsley YO62 5JA

Registration Date:
8/13 Wk Expiry Date: 6 May 2015
Overall Expiry Date: 15 April 2015
Case Officer: Rachel May **Ext:** 329

CONSULTATIONS:

Parish Council No objection
Building Conservation Officer No acceptable in present form

Neighbour responses: Elizabeth Ann Betts, Jeremy And Louise Brown,

SITE:

The application site is located on Back Lane, within the Development Limits, and within the designated Conservation Area of Harome. The application site comprises of a detached, two storey stone built dwelling under a red clay pantile roof, with an attached lean - to which is of a render finish. The application site is also partly within the Area of High Landscape Value. The plot is relatively long and narrow, with the dwelling sat towards the North West corner. The dwelling has no front garden, with some 36 metres of amenity space to the rear.

PROPOSAL:

Planning permission is sought for the erection of a two storey extension to the east elevation, and a single storey garden room extension to south elevation, following demolition of existing single storey extension.

POLICY:

National Policy Guidance

NPPF - National Planning Policy Framework

Ryedale Plan - Local Plan Strategy

Policy SP12 – Heritage
Policy SP13 – Landscapes
Policy SP16 – Design
Policy SP19 - Presumption in Favour of Sustainable Development
Policy SP20 - Generic Development Management Issues

HISTORY:

There is no planning history on the application site.

APPRAISAL:

The main considerations when assessing this application are;

- a. Character and Form
 - b. Impact upon the Conservation Area
 - c. Impact upon the Neighbouring Amenity
 - d. Conclusion
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- a. Character and Form

Following the demolition of the existing single storey side lean - to on the east (side) elevation, a two storey extension is proposed to the side, and a single storey garden room to the rear.

The two storey side extension will measure approximately 5.8 metres in length and 2 metres in width. The proposed eaves height will be 3.5 metres, with a ridge height of 6 metres. In addition, the single storey garden room extension is proposed to the rear. The rear extension will measure approximately 5.8 metres in length and 2.5 metres in width. The proposed eaves height will be 2.2 metres, with a ridge height of 3.2 metres.

The proposed side extension will be set back 0.3 metres from the host dwelling and will have a reduced eaves and ridge height. As such, the extension will appear subservient when viewed within the wider street scene.

It is considered the proposed side and rear extension will be appropriate and sympathetic to the host dwelling, and in compliance with Policies SP16 Design and SP20 Generic Development Management Issues of the adopted Ryedale Plan - Local Plan Strategy.

The proposed extension will be constructed of brick and render. These materials will match the existing house and are considered acceptable. However a condition will be attached stating a sample of materials must be agreed in writing by the Local Planning Authority prior to the commencement of any work on site. This will ensure a consistent external appearance.

- b. Impact upon the Conservation Area

Under the Planning (Listed Building and Conservation Areas) Act 1990, the Local Planning Authority has a duty to preserve and enhance the character of the Conservation Area.

Initially the Building Conservation Officer raised some concerns to the original proposal, stating the following;

"A more subservient extension, in terms, of height, would be acceptable. I would suggest that by introducing semi-dormer windows and reducing the eaves height to the mid rail (transom) on the first floor windows would make the scale more acceptable. Dormer windows with pitched roofs would also reflect the character of the property next door."

However revised plans were submitted as suggested, and as such, the Building Conservation Officer raises no objections to the proposal.

The proposal is considered to preserve the character of Harome Conservation Area, and therefore complies with the Planning (Listed Building and Conservation Areas) Act, 1990 and Policy SP12 of the adopted Ryedale Plan - Local Plan Strategy.

c. Impact upon the Neighbouring Amenity

Initially the occupiers of the property to the rear of the application site, 'Appletree Cottage' raised concerns, stating that the extension would:

1. Result in loss of privacy due to the 1st floor window looking directly into our rear garden along with both our ground floor and 1st floor rooms (kitchen and main bedroom) and the ground floor window of the extension would also look directly at our first floor main bedroom window.
2. Reduce the natural light to the rear of our property (both rear garden and ground and first floor rooms due to the two storey extension).

The occupiers of the neighbouring property has raised concerns relating to overlooking and loss of privacy. Given that there are already two bedroom windows at first floor level on the north (rear) elevation, it is considered that an additional pitched roof dormer window at first floor level is not considered to be sufficient to warrant refusal.

In addition, the two storey side extension is proposed on the same footprint as the existing single storey lean to. Whilst it is noted the massing will increase from single storey to two storey, the separation distance between the two dwellings is some 53 metres. As such, it is considered at that at that distance, the proposal will not have a detrimental impact on the natural light entering the property in question or overlooking/loss of privacy.

A letter of support has also been received from 'Bramble Cottage', the neighbouring property to the west of the application site.

These comments were received prior to the submission of revised plans. Members are advised that a neighbour re-consultation period is still ongoing until the Monday 27th April 2015, following the submission of such plans. 'Appletree Cottage' has objected to the plans again, due to the reasons already raised. No comments have been received to date.

d. Conclusion

The Building Conservation Officer now raises no objections to the proposal and Harome Parish Council has raised no objections. No comments have been received as a result of the site notice. The neighbouring re-consultation period is on going following the submission of revised plans.

In light of the above assessment, the proposal is considered to be acceptable and complies with Policies SP12 Heritage, SP13 Landscapes, SP16 Design, SP19 Presumption in Favour of Sustainable Development and SP20 Generic Development Management Issues of the adopted Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework. Therefore the recommendation is one of 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 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 plans:

Proposed Block Plan (drawing number: SII rev A)

Proposed Drawings (drawing number: PII rev B)

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