

**Item Number:** 15  
**Application No:** 15/00317/HOUSE  
**Parish:** Pickering Town Council  
**Appn. Type:** Householder Application  
**Applicant:** Mr & Mrs Fisher  
**Proposal:** Erection of first floor rear extension (resubmission of refusal 14/01406/HOUSE dated 19.02.2015)  
**Location:** Joiners 75 Outgang Road Pickering North Yorkshire YO18 7EL

**Registration Date:**  
**8/13 Wk Expiry Date:** 13 May 2015  
**Overall Expiry Date:** 29 April 2015  
**Case Officer:** Helen Bloomer **Ext:** 328

**CONSULTATIONS:**

**Parish Council**  
**Building Conservation Officer** No objection

**Neighbour responses:**

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**SITE:**

The application site is a semi detached dwellinghouse within the development limits and within the Conservation Area of Pickering. The dwellinghouse already has a conservatory and single storey extension to the rear.

The applicants are the owner of both the application site and the adjoining property, No. 73 Outgang Road.

**PROPOSAL:**

This application is a resubmission of a previously refused scheme reference 14/01406/HOUSE. No revisions have been to the former application.

Planning approval is being sought for the construction of a first floor rear extension, raising the existing eave height of the single storey extension, by approximately 1.2 metres and the ridge height by approximately 1.7 metres. At first floor the gable end would feature a 'patio' door with fenestration either side, in front of which would be a steel balustrade. The roof would feature a roof light on either slope albeit the west side would be none opening. The proposed materials would match those of the host dwelling.

The existing dual pitch roof of the conservatory would be replaced by a mono pitch.

**HISTORY:**

14/01406/HOUSE. Erection of first floor rear extension. Refused.

**POLICY:**

Ryedale Plan - Local Plan Strategy  
Policy SP12 - Heritage  
Policy SP16 - Design

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

National Planning Policy  
National Planning Policy Framework  
National Planning Policy Guidance

#### **APPRAISAL:**

The key considerations in assessing this application area

- i) Impact on the Pickering Conservation Area
- ii) Residential Amenity
- iii) Other Issues

This application has been brought to Committee for determination following the request from Councillor Joy Andrews. Under the Scheme of officer Delegation. Councillor Joy Andrews gave the following justification

"I don't believe that it would adversely affect the residential amenity of the occupier of No.73 (you may have received a letter from Mrs Fletcher already), I also don't think that it would be contrary to the aims of the Policy SP20 of the Ryedale Local Plan Strategy or Paragraph 17 of the NPPF - (the Building Conservation Officer also mentions that it would be an improvement to what is already there)"

#### Conservation Area

The application site is within boundary of the Pickering Conservation Area. New development within a designated area is expected within Paragraph 12 of the National Planning Policy Framework to; make a positive contribution to local character and distinctiveness.

The Councils Building and Conservation Officer has raised no objection to the proposed development. Whilst the scale of the proposed extension is acknowledged to be significant only glimpses of it can be seen in the context of the Conservation Area. It is therefore considered that the proposed development would preserve the character and appearance of the Conservation Area.

The Building Conservation Officer also considers that the replacement roof of the conservatory to be an enhancement, by simplifying the existing overly fussy design. The proposed development is therefore considered to comply with the aims of Policies SP12 and SP16 of the Ryedale Plan - Local Plan Strategy and Paragraph 131 of the National Planning Policy Framework.

#### Residential Amenity

With respect to residential amenity, Policy SP20 of the Ryedale Local Plan Strategy states;

'New development will not have a material adverse impact on the amenity of present or future occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, and odour, light flicker, loss of privacy or natural daylight or be an overbearing presence'

Paragraph 17 of the National Planning Policy Framework requires new development to 'Secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings'.

The foremost concern relates to the impact the proposed development upon the current and future occupants of No. 73 Outgang Road. The proposed increase in eave height, by approximately 1.2

metres, of the existing single storey extension would by virtue of its scale and siting, running the entirety of the boundary of No. 73, result in a 'tunnel effect'. For reference No.73 is 'sandwiched' between the applicant's property and the adjacent Depot to the west, both of which have buildings/ extensions which run the length of No.73's amenity space.

The rear amenity space is the only outside space directly associated with No. 73. Officers are concerned that the proposed development would have an adverse impact on the usability of this space both in terms of loss of light and its overbearing impact. Although the plans show the window on the western slope to be fixed, due to the restricted height the occupants on No.75 would have visibility out of it, further increasing the feeling of enclosure.

The proposed development for the reasons given above would have an adverse impact which would be harmful to the amenities of the occupiers of the neighbouring property, regardless of the current ownership. In this respect, the development is considered to be contrary to the requirements of Policy SP20 of the Ryedale Plan- Local Plan Strategy and Paragraph 17 of the National Planning Policy Framework.

#### Other Issues

Pickering Town council has not raised any objection to the propose development.

At the time of writing no other written representations had been received as a result of the neighbour consultation.

#### Conclusion

Whilst there are no specific objections to the scheme on design/conservation grounds there remains serious objections to the proposal in terms of residential amenity impacts.

In light of the above, the recommendation is one of refusal.

#### **RECOMMENDATION:                      Refusal**

- 1            By virtue of the scale and siting the proposed first floor extension to rear elevations to No.75 Outgang Road, Pickering would adversely affect the residential amenity of the occupiers of No.73 Outgang Road, Pickering. There would be an overbearing and unacceptable massing along the eastern boundary of the immediate neighbour. This together with a reduction in daylight and potential for additional overlooking from the 'fixed' west facing rooflights that would mean the proposed development would be detrimental to the amenities of the occupiers of No 73. Outgang Road. It would therefore be contrary to the aims of Policy SP20 of the Ryedale Local Plan Strategy and Paragraph 17 of the National Planning Policy Framework.

#### **Background Papers:**

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