

Item Number: 9
Application No: 15/00636/HOUSE
Parish: Aislaby, Middleton & Wrelton Parish
Appn. Type: Householder Application
Applicant: Mr Richardson & Mrs Trebilco
Proposal: Erection of single storey rear extension.
Location: Orchard House Main Street Middleton Pickering North Yorkshire YO18 8PA

Registration Date:
8/13 Wk Expiry Date: 24 July 2015
Overall Expiry Date: 15 July 2015
Case Officer: Rachel May **Ext:** 329

CONSULTATIONS:

Parish Council
Building Conservation Officer No objection

Neighbour responses: John & Hazel Mason,

SITE:

The application site, Orchard House Middleton, is a two storey terraced cottage constructed in a traditional design of stone under red clay pantile roof. The property is situated on the A170, and lies within the saved development limits of Middleton as defined within the Ryedale Local Plan and is also within the designated Conservation Area. The rear of the property can be accessed via a track to the west of the dwelling which borders neighbouring gardens.

PROPOSAL:

Planning permission is sought to erect a single storey rear extension.

HISTORY:

15/00293/EX - Planning permission is required for a single storey extension measuring 4.8 metres x 3.8 metres, with an eaves height of 2.6 metres and ridge height of 3.2 metres. Permission was required by virtue of projecting more than three metres off the rear wall in a Conservation Area.

APPRAISAL:

The main considerations when assessing the application are;

- a. Character and Form
- b. Impact upon the Conservation Area
- c. Impact upon the Neighbouring Properties

- a. Character and Form

Planning permission is sought for a single storey rear extension measuring approximately 4.6 metres in width and 3.5 metres in depth. The proposed eaves height will measure 2.5 metres, with a ridge height of 3.2 metres.

The modest, single storey lean to rear extension is of similar type and scale to existing surrounding buildings. It is therefore considered to be appropriate and sympathetic to the character and appearance of the host dwelling and surrounding area in terms of design, scale and form. In addition, there are limited public vantage points onto the site.

The materials to be used in the construction of the extension are proposed to match the existing dwellinghouse. However a planning condition will be attached to ensure a consistent external appearance with the existing house.

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.

The Council's Building Conservation Officer has been consulted on the application and raises no objection to this minor single storey rear extension in terms of its impact on the designated Conservation Area.

c. Impact upon the Neighbouring Properties

The occupiers of the neighbouring property, 'Culleys Cottage' have raised the following points in a letter of objection;

- The rear projection of the extension would be in excess of 3.3 metres, and would block the light from all of our patio area for most of the day. Additionally, light would be blocked from entering the small window serving the study on the adjacent wall.
- Access for repair and maintenance of the boundary wall would not be possible if planning permission was granted for the extension.
- The application is gross overdevelopment on a small site in the Conservation Area, which does not preserve or enhance the appearance of the property, particularly as historically the properties were one house.

The extension in question projects approximately 3.5 metres beyond the rear wall of the existing dwelling and it is close to the boundary with Culleys Cottage to the west. Whilst the extension will have some impact on the occupiers of the adjacent dwellinghouse in terms of sun lighting and day lighting, this will be limited in extent and on balance officers consider that the impact is not sufficient to warrant refusal on residential amenity grounds.

It is also necessary for the Local Planning Authority to consider the 'fall back' position (i.e. the works that could be undertaken without planning permission).

In this case, the proposal meets all the Town and Country Planning (General Permitted Development) Order, 2015, Schedule Two, Part 1, Class A criteria, except F(i). F (i) states that development is permitted whereby the enlarged part of the dwelling house would have a single storey and extend beyond the rear of the dwelling house by no more than three metres.

As such, whilst the massing created along the boundary will have some impact on the neighbouring property, it is considered that the works that could be undertaken without the requirement for planning permission are likely to have a broadly similar impact on the occupants of the neighbouring property.

Therefore it is considered, on balance, that the proposal is acceptable in terms of residential amenity impacts.

No comments have been received from Aislaby, Middleton and Wrelton Parish Council.

In light of the above assessment, it is considered that the proposal is acceptable and that it complies with Policies SP12 Heritage, SP16 Design, SP19 Presumption in Favour of Sustainable Development,

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 conditional 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 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 SP12 Heritage and SP16 Design of the Ryedale Plan - Local Plan Strategy.

3 Prior to the commencement of the development hereby permitted, the developer shall construct on site for the written approval of the Local Planning Authority, a one metre square free standing panel of the external walling to be used in the construction of the extension. The panel shall show the type of stone and method of pointing to be used. The panel so constructed shall be retained until the development has been completed

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12 Heritage and SP16 Design of the Ryedale Plan - Local Plan Strategy.

4 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details of all external joinery including windows and doors, including means of opening, depth of reveal and external finish (1:10 scale) shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure an appropriate appearance and to comply with the requirements of Policy SP12 Heritage of the Ryedale Plan - Local Plan Strategy.

5 The development hereby permitted shall be carried out in accordance with the following approved plans:

Site Location Plan and Proposed Extension (drawing no: 250 315 2)

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