

Item Number: 9
Application No: 15/00678/HOUSE
Parish: Pickering Town Council
Appn. Type: Householder Application
Applicant: Mr Richard Kimmings
Proposal: Erection of single-storey rear extension to form garden room and additional rear entrance
Location: 14 Garden Way Pickering North Yorkshire YO18 8BG

Registration Date:
8/13 Wk Expiry Date: 16 September 2015
Overall Expiry Date: 20 August 2015
Case Officer: Rachel May **Ext:** 329

CONSULTATIONS:

Parish Council No objection
Neighbour responses: Andrew Turner

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SITE:

The application site is located within the development limits of the town as identified on the Ryedale Local Plan Proposals map. The property is located on the north western extremity of the town and is a detached dwelling set in a relatively large curtilage. It is flanked on either side by two detached dwellings. The existing dwelling is built from cast stone walls and has a tiled roof.

PROPOSAL:

The proposed scheme is for a single storey rear extension to form a garden room and additional rear entrance. The proposed extension is set behind the rear wall of number 14 Garden Way and because of this only a limited oblique view of the proposed extension would be visible from the street.

The extension measures some 5.5 metres by 5.5 metres and has glazed walls and rendered walls with white powder aluminium coated and Pvc-u frames together with a standing seamed roof. The extension has eaves and apex heights of 2.5 metres and 3.7 metres respectively.

HISTORY:

None relevant- the original property was built in the 1970's

POLICY:

Ryedale Plan -Local Plan Strategy

Policy SP16 Design
Policy SP 20 Generic Development Management Issues

APPRAISAL:

The main considerations in respect of this extension are :

- Impact on street scene character of the locality

- Impact on the character and appearance of the original dwelling house
- Impact on the amenities of adjacent residents
- Impact on street scene

Impact on street scene

The proposed development is located to the rear of the existing dwelling. Whilst part of the extension would be visible from Garden Way this view would be limited because of the screening effect of the existing dwellings, other buildings and their boundary walls and hedgerows. The front facing wall of the extension is proposed to be painted render and although this differs from the existing dwelling it is considered to be acceptable subject to being painted an appropriate colour.

Impact on the character and appearance of the existing dwelling

The extension is intended to be used as a garden room and as a result has extensive areas of glazing and opening doors. The roof has a lead effect standing seam roof which has a heavy overhanging detail and a small 'porch' detail into the existing dwelling.

The proposed contemporary design is considered to be acceptable in design terms and the materials are considered to be in keeping with the original dwelling house. The applicants have confirmed that the doors and window frames will be coloured white to match the glazing frames in the existing dwelling house. The proposal is therefore considered to satisfy the requirements of Policies SP16 and SP20 in this respect.

Impact on amenities of adjacent residents

The extension is single storey and relatively low profile. The boundary between No 14 and No 12 Garden Way is marked by a tall fence and there is a taller section of hedgerow adjacent to where the side of the extension would be located. The boundary between the two properties tapers away to the rear. At its nearest point the side wall of the extension would be 2 metres from the boundary extending to 4.5 metres at the furthest point. The roof of the extension overhangs by a further 35 centimetres. In the light of this arrangement, there is considered to be very little direct impact on the amenities of the occupiers of the adjacent neighbours arising from the proposal.

The development is therefore considered to satisfy Policies SP16 and SP20 in respect of any amenity impacts.

CONSULTATIONS

Pickering Town Council have no objection to the application

The occupier of No. 12 Garden Way has objected to the scheme stating ;

- The extension is not in keeping with the rest of the property or other dwellings
- Doors on the northwest side of the extension face towards the neighbour
- The overhang of the roof is not specified

Most of the points raised by the neighbour have already been appraised in the report above.

The additional point regarding the side opening doors is noted. However these are located at the end of the extension where it is furthest away from the side boundary and where there is existing high boundary screen hedging. In this situation it is considered that the design promoted is reasonable and that there are no grounds to withhold permission for this reason.

In the light of the above and in the absence of any other material considerations the proposal is considered to accord with the development plan.

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 Policy H13 (i); of the Ryedale Local Plan

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

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