

Item Number: 12
Application No: 15/00839/FUL
Parish: Acklam Parish Meeting
Appn. Type: Full Application
Applicant: Mr Maxwell Morrison
Proposal: Erection of 2no. bedroom replacement dwelling following demolition of existing dwelling, garage and stables
Location: The Lodge Acklam Grange Main Street Acklam Malton North Yorkshire YO17 9RG

Registration Date:
8/13 Wk Expiry Date: 16 September 2015
Overall Expiry Date: 20 August 2015
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council
Highways North Yorkshire Conditions recommended
Countryside Officer No objection
Land Use Planning

Neighbour responses: Mrs Michelle Howard,

SITE:

The application site is located to the eastern end of the village of Acklam, fronting onto 'Main Street', within the north-eastern corner of the original curtilage of Acklam Grange. The southern and western boundaries are open onto the driveway serving Acklam Grange, with the eastern boundary abutting the adjacent Grade II listed residential dwelling of Merton House. The site is at its highest along the northern boundary, with levels dropping away towards the south. The site is located adjacent to the Locally Valued Landscape of the Wolds Area of High Landscape Value. The northern boundary is enclosed by a stone boundary wall.

PROPOSAL:

The proposal seeks the erection of two bedroom replacement dwelling following demolition of existing dwelling, garage and stables.

- The existing dwelling and garage have an approximate footprint of 87 square metres.
- The existing stables have an approximate footprint of 38.7 square metres.
- The proposed replacement dwelling will have an approximate footprint of 151.8 square metres.
- It will be constructed from stone under a pantile roof.

HISTORY:

There is no relevant planning history in connection with the site.

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP2 Delivery and Distribution of New Housing

Policy SP4 Type and Mix of New Housing
Policy SP12 Heritage
Policy SP13 Landscapes
Policy SP14 Biodiversity Policy SP16 Design
Policy SP18 Renewable and Low Carbon Energy
Policy SP19 Presumption in Favour of Sustainable Development
Policy SP20 Generic Development Management Issues

National Planning Policy Framework (2012)

Chapter 6 - Delivering a wide choice of high quality homes

Chapter 7 - Requiring good design

Chapter 12 - Conserving and enhancing the historic environment

APPRAISAL:

Members should note that a letter of objection has been received from the occupier of the residential property '1 Ainsty View' which is located approximately 200 metres to the west of the site. They have objected on the following grounds:

- *The proposed development is out of character with neighbouring properties*
- *The proposed development is of a poor design, showing little respect for neighbouring properties*
- *The proposed development is poorly designed and intensive development can seriously damage the local character of an area*
- *The proposed development is not in keeping with the visual characteristics of any identifiable style, form or detail in the surrounding area*
- *The proposal is a cramped form of development*

The main considerations to be taken into account are:

- i. The principle of residential development
- ii. Character and form
- iii. Impact upon the street scene of Main Street
- iv. Impact upon the setting of the adjacent Listed Building of Merton House
- v. Impact upon neighbouring amenity
- vi. Highway safety
- vii. Protected species
- viii. Drainage

i. The principle of residential development

The site currently accommodates an existing bungalow and a range of other buildings dating from the late 1960's. This proposal seeks to demolish the existing bungalow and replace it with a two bedroom single storey dwelling. Policy SP2 (Delivery and Distribution of new housing) is supportive of replacement dwellings, in 'other villages' like Acklam. It is therefore considered that the principle of a replacement is acceptable in this location.

ii. Character and form

Policy SP16 (Design) of the Ryedale Plan - Local Plan Strategy states the following:

Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

- Reinforce local distinctiveness
- Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated

- Protect amenity and promote well-being

To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:

- *Topography and landform that shape the form and structure of settlements in the landscape*
- *The structure of towns and villages formed by street patterns, routes, public spaces, rivers and becks. The medieval street patterns and historic cores of Malton, Pickering, Kirkbymoorside and Helmsley are of particular significance and medieval two row villages with back lanes are typical in Ryedale*
- *The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings*
- *The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUAs) or further VIUAs which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan. Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement*
- *Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures*
- *The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail*

The proposed replacement dwelling will be single storey, with a total depth of 22m and a width of 8m on the front elevation. The ridge height on the front elevation will be approximately 5.1m and the eave height will be 2.5m.

It is considered that due to the size of the plot, the siting of the replacement dwelling is considered to reinforce the local distinctiveness of the area. The plot currently accommodates an existing bungalow with attached garage and detached stables and the linear form of the proposed replacement dwelling is not dissimilar to what is currently on the site.

The general design of the proposed replacement dwelling is for the street facade of appear as an outbuilding within the wider context of Acklam Grange and Merton House. It will be a gable ended design, with the ridge running east-west. The cross wing projection to the rear are more of a residential design, with larger openings and an oak framed rear elevation, with a ridge running north-south. There is also a step down in ridge and eave height on the southern cross wing. The external finish of the dwelling will be coursed natural stone with dressed heads, cills and tabling, under a pantile roof. The windows are of casement top opening design, constructed of polyester coated aluminium. There will be a 1.2m post and rail fence, with a beech hedge planted to the inner face to separate the parking space and driveway from the rear domestic curtilage.

It is considered that the scale and detailed design of the new development respects the context provided by its surroundings, including the adjacent dwellings. The existing bungalow is in a state of despair and of an inappropriate architectural design. It is considered that the replacement dwelling will create a dwelling that respects and makes a positive contribution the character of the immediate locality. It is also considered that the dwelling has sufficient domestic curtilage space that does not harm the character of the area. The proposal is therefore considered to comply with Policies SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iii. Impact upon the street scene of Main Street

The general design of the proposed replacement dwelling is for the street facade to appear as an outbuilding within the wider context of Acklam Grange and Merton House. The cross wing projection to the rear will not be readily visible from the street scene of Main Street. Double gates set into the existing stone piers are to be reinstated. It is considered that the proposal will not be detrimental to the character of the street scene.

iv. Impact upon the setting of the adjacent Listed Building of Merton House

The existing building is considered to do little to enhance the setting of the adjacent Listed Building of Merton House. It is considered that the proposed replacement dwelling is of an architectural form that provides a low, single storey elevation to the street frontage which would be subservient to the adjacent Listed Building of Merton House. The angle of the roof pitch and articulation of the building form reflects that of the Listed Building with defined stone tabling to the gables to the primary building form to the north. It is considered that the proposed replacement dwelling will not impact upon the setting of the adjacent Listed Building of Merton House, complying with Policy SP12 (Heritage) of the Ryedale Plan - Local Plan Strategy.

v. Impact upon neighbouring amenity

It is considered that due to the site already having a residential property, the dwelling being single storey and the location of the proposed windows, the proposal will not have a material adverse impact upon the occupiers of the properties of Acklam Grange, Merton House and Greenbank House. This is in terms of being overbearing in presence, causing loss of privacy and loss of natural light, complying with Policy SP20 of the Ryedale Plan - Local Plan Strategy. No response has been received from the occupiers of any of the neighbouring properties.

vi. Highway safety

The site is served by an existing vehicular access point from Main Street, which is shared by Acklam Grange. Double gates set into the existing stone piers are to be reinstated. The driveway is to be resurfaced with the first 5m from the highway in stone setts with angular gravel to match that used for Acklam Grange. The site seeks one car parking space. The Local Highway Authority has raised no objection to the proposal in terms of its impact upon highway safety, subject to conditions relating to verge crossings and on-site parking.

vii. Protected species

The Countryside Officer has raised no objection to the proposal in terms of its impact upon bats as European Protected Species. viii. Drainage The agent has stated that they have had discussions with Yorkshire Water and they have confirmed that it would be acceptable for surface water from Acklam Lodge to enter the Yorkshire Water combined sewer.

Conclusion

It is considered that this report has considered that points that were raised in the letter of objection from the occupier of the residential property '1 Ainsty View' in the appraisal section of this report. In light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP2, SP4, SP12, SP13, SP14, SP16, SP18, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for 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 Prior to the commencement of the development hereby permitted, 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.

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 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 building. The panel so constructed shall be retained only until the development has been completed.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 Prior to the commencement of the development hereby permitted, details of all windows, doors and garage doors, including means of opening, depth of reveal and external finish 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 Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 Unless otherwise agreed in writing, all new windows, doors and garage doors shall be set in reveals of 75mm.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 6 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Roof alteration to enlarge a dwellinghouse

Class C: Any other alteration to the roof of a dwellinghouse

Class D: Erection or construction of a domestic external porch

Class E: Provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwellinghouse or the maintenance, improvement or other alteration of such a building or enclosure

Class G: The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil for domestic heating

Class H: Installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage.

Reason:- To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s), and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 7 Prior to the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, full details of the materials and design of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these shall be erected prior to the occupation of any dwelling to which they relate.

Reason: To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality, as required by Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 8 Unless otherwise approved in writing by the Local Planning Authority, there shall be no

excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

(v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details shown on drawing and maintained thereafter to prevent such discharges.

(vi) The final surfacing of any private access within 5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 9 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing number 015156_P_103 Rev A. Once created, these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interests of safety and the general amenity of the development.

- 10 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site, and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 11 Unless approved otherwise in writing by the Local Planning Authority, there shall be no establishment on a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction of the site, until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

(i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway

(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for appropriate on-site vehicle parking and the storage facilities, in the interests of

highway safety and the general amenity of the area.

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

Site Location Plan - 015156_P_100

Site Plan - As Proposed - 015156_P_103

Ground Floor Plan - 015156_P_241

Site Plan - 015156_P_240

Elevations - 015156_P_243

Roof Plan - 015156_p_242

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

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SITE:

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HISTORY:

There is no relevant planning history in connection with the site.

POLICY:

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- *The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail*

The proposed replacement dwelling will be single storey, with a total depth of 22m and a width of 8m on the front elevation. The ridge height on the front elevation will be approximately 5.1m and the eave height will be 2.5m.

It is considered that due to the size of the plot, the siting of the replacement dwelling is considered to reinforce the local distinctiveness of the area. The plot currently accommodates an existing bungalow with attached garage and detached stables and the linear form of the proposed replacement dwelling is not dissimilar to what is currently on the site.

The general design of the proposed replacement dwelling is for the street facade of appear as an outbuilding within the wider context of Acklam Grange and Merton House. It will be a gable ended design, with the ridge running east-west. The cross wing projection to the rear are more of a residential design, with larger openings and an oak framed rear elevation, with a ridge running north-south. There is also a step down in ridge and eave height on the southern cross wing. The external finish of the dwelling will be coursed natural stone with dressed heads, cills and tabling, under a pantile roof. The windows are of casement top opening design, constructed of polyester coated aluminium. There will be a 1.2m post and rail fence, with a beech hedge planted to the inner face to separate the parking space and driveway from the rear domestic curtilage.

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iv. Impact upon the setting of the adjacent Listed Building of Merton House

The existing building is considered to do little to enhance the setting of the adjacent Listed Building of Merton House. It is considered that the proposed replacement dwelling is of an architectural form that provides a low, single storey elevation to the street frontage which would be subservient to the adjacent Listed Building of Merton House. The angle of the roof pitch and articulation of the building form reflects that of the Listed Building with defined stone tabling to the gables to the primary building form to the north. It is considered that the proposed replacement dwelling will not impact upon the setting of the adjacent Listed Building of Merton House, complying with Policy SP12 (Heritage) of the Ryedale Plan - Local Plan Strategy.

v. Impact upon neighbouring amenity

It is considered that due to the site already having a residential property, the dwelling being single storey and the location of the proposed windows, the proposal will not have a material adverse impact upon the occupiers of the properties of Acklam Grange, Merton House and Greenbank House. This is in terms of being overbearing in presence, causing loss of privacy and loss of natural light, complying with Policy SP20 of the Ryedale Plan - Local Plan Strategy. No response has been received from the occupiers of any of the neighbouring properties.

vi. Highway safety

The site is served by an existing vehicular access point from Main Street, which is shared by Acklam Grange. Double gates set into the existing stone piers are to be reinstated. The driveway is to be resurfaced with the first 5m from the highway in stone setts with angular gravel to match that used for Acklam Grange. The site seeks one car parking space. The Local Highway Authority has raised no objection to the proposal in terms of its impact upon highway safety, subject to conditions relating to verge crossings and on-site parking.

vii. Protected species

The Countryside Officer has raised no objection to the proposal in terms of its impact upon bats as European Protected Species. viii. Drainage The agent has stated that they have had discussions with Yorkshire Water and they have confirmed that it would be acceptable for surface water from Acklam Lodge to enter the Yorkshire Water combined sewer.

Conclusion

It is considered that this report has considered that points that were raised in the letter of objection from the occupier of the residential property '1 Ainsty View' in the appraisal section of this report. In light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP2, SP4, SP12, SP13, SP14, SP16, SP18, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for 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 Prior to the commencement of the development hereby permitted, 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.

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 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 building. The panel so constructed shall be retained only until the development has been completed.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 Prior to the commencement of the development hereby permitted, details of all windows, doors and garage doors, including means of opening, depth of reveal and external finish 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 Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 Unless otherwise agreed in writing, all new windows, doors and garage doors shall be set in reveals of 75mm.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 6 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Roof alteration to enlarge a dwellinghouse

Class C: Any other alteration to the roof of a dwellinghouse

Class D: Erection or construction of a domestic external porch

Class E: Provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwellinghouse or the maintenance, improvement or other alteration of such a building or enclosure

Class G: The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil for domestic heating

Class H: Installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage.

Reason:- To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s), and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 7 Prior to the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, full details of the materials and design of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these shall be erected prior to the occupation of any dwelling to which they relate.

Reason: To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality, as required by Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 8 Unless otherwise approved in writing by the Local Planning Authority, there shall be no

excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

(v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details shown on drawing and maintained thereafter to prevent such discharges.

(vi) The final surfacing of any private access within 5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 9 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing number 015156_P_103 Rev A. Once created, these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interests of safety and the general amenity of the development.

- 10 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site, and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 11 Unless approved otherwise in writing by the Local Planning Authority, there shall be no establishment on a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction of the site, until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

(i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway

(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for appropriate on-site vehicle parking and the storage facilities, in the interests of

highway safety and the general amenity of the area.

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

Site Location Plan - 015156_P_100

Site Plan - As Proposed - 015156_P_103

Ground Floor Plan - 015156_P_241

Site Plan - 015156_P_240

Elevations - 015156_P_243

Roof Plan - 015156_p_242

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

Item Number: 12
Application No: 15/00839/FUL
Parish: Acklam Parish Meeting
Appn. Type: Full Application
Applicant: Mr Maxwell Morrison
Proposal: Erection of 2no. bedroom replacement dwelling following demolition of existing dwelling, garage and stables
Location: The Lodge Acklam Grange Main Street Acklam Malton North Yorkshire YO17 9RG

Registration Date:
8/13 Wk Expiry Date: 16 September 2015
Overall Expiry Date: 20 August 2015
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council
Highways North Yorkshire Conditions recommended
Countryside Officer No objection
Land Use Planning

Neighbour responses: Mrs Michelle Howard,

SITE:

The application site is located to the eastern end of the village of Acklam, fronting onto 'Main Street', within the north-eastern corner of the original curtilage of Acklam Grange. The southern and western boundaries are open onto the driveway serving Acklam Grange, with the eastern boundary abutting the adjacent Grade II listed residential dwelling of Merton House. The site is at its highest along the northern boundary, with levels dropping away towards the south. The site is located adjacent to the Locally Valued Landscape of the Wolds Area of High Landscape Value. The northern boundary is enclosed by a stone boundary wall.

PROPOSAL:

The proposal seeks the erection of two bedroom replacement dwelling following demolition of existing dwelling, garage and stables.

- The existing dwelling and garage have an approximate footprint of 87 square metres.
- The existing stables have an approximate footprint of 38.7 square metres.
- The proposed replacement dwelling will have an approximate footprint of 151.8 square metres.
- It will be constructed from stone under a pantile roof.

HISTORY:

There is no relevant planning history in connection with the site.

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP2 Delivery and Distribution of New Housing

Policy SP4 Type and Mix of New Housing
Policy SP12 Heritage
Policy SP13 Landscapes
Policy SP14 Biodiversity Policy SP16 Design
Policy SP18 Renewable and Low Carbon Energy
Policy SP19 Presumption in Favour of Sustainable Development
Policy SP20 Generic Development Management Issues

National Planning Policy Framework (2012)

Chapter 6 - Delivering a wide choice of high quality homes

Chapter 7 - Requiring good design

Chapter 12 - Conserving and enhancing the historic environment

APPRAISAL:

Members should note that a letter of objection has been received from the occupier of the residential property '1 Ainsty View' which is located approximately 200 metres to the west of the site. They have objected on the following grounds:

- *The proposed development is out of character with neighbouring properties*
- *The proposed development is of a poor design, showing little respect for neighbouring properties*
- *The proposed development is poorly designed and intensive development can seriously damage the local character of an area*
- *The proposed development is not in keeping with the visual characteristics of any identifiable style, form or detail in the surrounding area*
- *The proposal is a cramped form of development*

The main considerations to be taken into account are:

- i. The principle of residential development
- ii. Character and form
- iii. Impact upon the street scene of Main Street
- iv. Impact upon the setting of the adjacent Listed Building of Merton House
- v. Impact upon neighbouring amenity
- vi. Highway safety
- vii. Protected species
- viii. Drainage

i. The principle of residential development

The site currently accommodates an existing bungalow and a range of other buildings dating from the late 1960's. This proposal seeks to demolish the existing bungalow and replace it with a two bedroom single storey dwelling. Policy SP2 (Delivery and Distribution of new housing) is supportive of replacement dwellings, in 'other villages' like Acklam. It is therefore considered that the principle of a replacement is acceptable in this location.

ii. Character and form

Policy SP16 (Design) of the Ryedale Plan - Local Plan Strategy states the following:

Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

- Reinforce local distinctiveness
- Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated

- Protect amenity and promote well-being

To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:

- *Topography and landform that shape the form and structure of settlements in the landscape*
- *The structure of towns and villages formed by street patterns, routes, public spaces, rivers and becks. The medieval street patterns and historic cores of Malton, Pickering, Kirkbymoorside and Helmsley are of particular significance and medieval two row villages with back lanes are typical in Ryedale*
- *The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings*
- *The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUAs) or further VIUAs which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan. Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement*
- *Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures*
- *The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail*

The proposed replacement dwelling will be single storey, with a total depth of 22m and a width of 8m on the front elevation. The ridge height on the front elevation will be approximately 5.1m and the eave height will be 2.5m.

It is considered that due to the size of the plot, the siting of the replacement dwelling is considered to reinforce the local distinctiveness of the area. The plot currently accommodates an existing bungalow with attached garage and detached stables and the linear form of the proposed replacement dwelling is not dissimilar to what is currently on the site.

The general design of the proposed replacement dwelling is for the street facade of appear as an outbuilding within the wider context of Acklam Grange and Merton House. It will be a gable ended design, with the ridge running east-west. The cross wing projection to the rear are more of a residential design, with larger openings and an oak framed rear elevation, with a ridge running north-south. There is also a step down in ridge and eave height on the southern cross wing. The external finish of the dwelling will be coursed natural stone with dressed heads, cills and tabling, under a pantile roof. The windows are of casement top opening design, constructed of polyester coated aluminium. There will be a 1.2m post and rail fence, with a beech hedge planted to the inner face to separate the parking space and driveway from the rear domestic curtilage.

It is considered that the scale and detailed design of the new development respects the context provided by its surroundings, including the adjacent dwellings. The existing bungalow is in a state of despair and of an inappropriate architectural design. It is considered that the replacement dwelling will create a dwelling that respects and makes a positive contribution the character of the immediate locality. It is also considered that the dwelling has sufficient domestic curtilage space that does not harm the character of the area. The proposal is therefore considered to comply with Policies SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iii. Impact upon the street scene of Main Street

The general design of the proposed replacement dwelling is for the street facade to appear as an outbuilding within the wider context of Acklam Grange and Merton House. The cross wing projection to the rear will not be readily visible from the street scene of Main Street. Double gates set into the existing stone piers are to be reinstated. It is considered that the proposal will not be detrimental to the character of the street scene.

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 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 building. The panel so constructed shall be retained only until the development has been completed.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 Prior to the commencement of the development hereby permitted, details of all windows, doors and garage doors, including means of opening, depth of reveal and external finish 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 Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 5 Unless otherwise agreed in writing, all new windows, doors and garage doors shall be set in reveals of 75mm.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 6 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Roof alteration to enlarge a dwellinghouse

Class C: Any other alteration to the roof of a dwellinghouse

Class D: Erection or construction of a domestic external porch

Class E: Provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwellinghouse or the maintenance, improvement or other alteration of such a building or enclosure

Class G: The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil for domestic heating

Class H: Installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage.

Reason:- To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s), and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 7 Prior to the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, full details of the materials and design of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these shall be erected prior to the occupation of any dwelling to which they relate.

Reason: To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality, as required by Policy SP20 of the Ryedale Plan - Local Plan Strategy.

- 8 Unless otherwise approved in writing by the Local Planning Authority, there shall be no

excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

(v) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway in accordance with the approved details shown on drawing and maintained thereafter to prevent such discharges.

(vi) The final surfacing of any private access within 5 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 9 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing number 015156_P_103 Rev A. Once created, these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interests of safety and the general amenity of the development.

- 10 There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site, and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 11 Unless approved otherwise in writing by the Local Planning Authority, there shall be no establishment on a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction of the site, until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

(i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway

(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to provide for appropriate on-site vehicle parking and the storage facilities, in the interests of

highway safety and the general amenity of the area.

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

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