

Item Number: 9
Application No: 15/01019/HOUSE
Parish: Norton Town Council
Appn. Type: Householder Application
Applicant: Mr & Mrs N. Drew
Proposal: Erection of two storey extension to rear elevation
Location: 4 Field View Norton Malton YO17 9AZ

Registration Date:
8/13 Wk Expiry Date: 22 October 2015
Overall Expiry Date: 2 October 2015
Case Officer: Tim Goodall **Ext:** 332

CONSULTATIONS:

Parish Council Recommend approval subject to no objections from neighbours

Neighbour responses: E A McElroy,

SITE:

The site contains a detached two storey dwelling located on the south side of Field View, Norton. Field View is a residential cul de sac, with further residential properties to the south on Langley Drive and to the south east on Langton Road. The property is constructed of LBC Claydon Red brick up to sill level of the first floor windows with LBC Nene Valley Stone Brick above. The roof is of Sandtoft Grey Calderdale interlocking slates.

The property has a front garden and also a rear garden that extends approximately 20 metres from the existing rear elevation of the house. There is a timber shed at the southern end of the rear garden.

PROPOSAL:

Planning permission is sought for the erection of a two storey extension to the rear of the property. The extension will have a dual pitched roof with a south facing gable end. The extension will project 3.3 metres from the original rear elevation and be 6.15 metres wide. The ridge height of the extension will be 7.0 metres, reduced 5.2 metres at the eaves. The extension will be set in 0.95 metres from the boundary to the east and a minimum of 0.65 metres from the boundary to the west.

There will be rear facing patio doors and one rear facing window at ground level. There will be two rear facing windows at first floor level. The proposed extension will use materials that match those of the existing dwelling.

CONSULTATION RESPONSES:

Norton Town Council have recommended approval, subject to no objection from the neighbouring owners.

The occupiers of 1 Langley Drive have objected to the planning application due to overlooking and a loss of privacy to their rear garden.

These are material considerations in the determination of a planning application and as such application is to be determined by Members at Planning Committee.

HISTORY:

3/96/572/R5 - Development at Norton School, Langton Road for the purposes of residential development - Approved 09.12.1991

3/96/572A/RM - Erection of 28 dwellings together with associated parking facilities and landscaping (Decision 3/96/572/R5 dated 09.12.91 refers) - Approved 11.05.1995

APPRAISAL:

- i. Design
- ii. Impact on Neighbouring Amenity
- iii. Conclusion

i. Design

Policy SP16 (Design) of the Ryedale Plan - Local Plan Strategy states that new development should respect the context of its surroundings including the plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings. The type, texture and colour of materials should also be respected. Proposed extensions, considered acceptable in principle should be of an architectural style which compliments the character of the main building. Furthermore, policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy advises that extensions to existing buildings will be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form and use of materials.

The proposed two storey rear extension will match the design of the existing house, in terms of architectural style and use of materials. The apex of the extension will be set down 0.8 metres from the main roof and the extension will be set in 0.45 metres from the west facing side elevation of the existing house. As such it is considered that the extension will respect the existing style of the house and remain subservient to it, in accordance with Council policy.

ii. Impact on Neighbouring Amenity

Policy SP20 (Generic Development Management Issues) states that new development will not have a material adverse impact on the amenity of present or future occupants, the users of neighbouring land and buildings by virtue of its design, use and location and proximity to neighbouring land uses.

The roof of the extension will be set down from the main roof height and there will be no windows to the side elevations. The rear elevation of 2 Field View, which adjoins the application sits approximately 0.8 metres further down the rear garden thereby reducing the impact of the two storey element of the proposal. The side elevation of the proposed extension will also be a minimum of 1.8 metres from the side elevation of 2 Field View.

6 Field View, to the east of the site is set in approximately 2.5 metres from the boundary. The rear elevation of no. 6 projects approximately 0.5 metres further down the rear garden than the existing rear elevation of the applicant's house. Given the design and location of the proposed extension it is not considered there will be an unacceptable loss of amenity to the occupiers of 2 and 6 Field View.

The extension will be approximately 35 metres to the north of the rear elevation of 1 Langley Drive and approximately 25 metres from 147 Langton Road to the south west. Due to the design of the proposal and the distances involved there is not considered to be an unacceptable loss of amenity to the occupiers of these properties.

iii. Conclusion

In light of the above, the proposed two storey rear extension to 4 Field View is considered to comply with policies SP16 (Design), SP19 (Presumption in Favour of Sustainable Development) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy and is 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 The colour, type and texture of the rendered finish to the external walls and roof of the development hereby permitted shall match that of the existing dwelling, unless otherwise approved in writing by the Local Planning Authority.

Reason:- To ensure a satisfactory external appearance.

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

1:1250 Site Location Plan
15-1104-1 Survey of Existing Dwelling
15-1104-2 Proposed Two Storey Extension

received by the Local Planning Authority on 27 August 2015

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