

Item Number: 10
Application No: 15/01059/HOUSE
Parish: Habton Parish Council
Appn. Type: Householder Application
Applicant: Mr Robert Gardiner
Proposal: Erection of double garage and garden room following demolition of existing garage and stables
Location: Rose Cottage 2 South View Kirby Misperton Lane Great Habton Malton North Yorkshire YO17 6TU

Registration Date:
8/13 Wk Expiry Date: 2 November 2015
Overall Expiry Date: 15 October 2015
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council
Highways North Yorkshire No objection

Neighbour responses: Mr Keith Plumb,

SITE:

Rose Cottage is located to the south east of the village of Great Habton. The dwelling is accessed off Kirby Misperton Road via a driveway that runs west - east. The site has an existing garage and stable block to the immediate north east of the dwelling that are proposed to be demolished as part of this proposal. To the north of the existing garage is a wall that forms an outbuilding which abuts onto the site. Members should note that this is not within the applicants ownership.

PROPOSAL:

Planning permission is sought for the erection of a double garage and garden room following the demolition of the existing garage and stables.

Members are advised that this application has been referred to Planning Committee as the applicant is an elected member of Ryedale District Council.

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP16 - Design
Policy SP19 - Presumption in Favour of Sustainable Development
Policy SP20 - Generic Development Management Issues

National Planning Policy Framework (2012)

Chapter 7 - Requiring good design

HISTORY:

There is no relevant planning history with regard to this proposal.

APPRAISAL:

The main considerations to be taken into account with regard to the proposal include:

- i. Character and form
- ii. Impact upon the street scene
- iii. Impact upon neighbouring amenity
- iv. Highway safety
- v. Other matters
- vi. Conclusion

i. Character and form

The existing garage and stables have a footprint of approximately 57 square metres. The proposed double garage and stables will have a footprint of 61.6 square metres. It will measure 11m in depth, 5.6m in width, 2.5m to the eaves and to 4.26m to the ridge. On the northern boundary, it will be approximately 750mm from the boundary of the garden of Pear Tree Cottage. The proposed garage and garden room will be constructed of stone under a clay pantile roof, with door roller shutters on the west elevation, bi-fold doors on the southern elevation, a window on the southern elevation and 2 roof lights on the northern elevation.

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

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

Extensions and alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the host building in terms of scale, form and use of materials

It is considered that the proposal is appropriate and sympathetic to the character and appearance of the host building in terms of scale, form and use of materials, reinforces local distinctiveness and will be an improvement to the existing garage and stables.

ii. Impact upon the street scene

The proposed garage and garden room will be positioned approximately 40m from Kirkby Misperton Lane, with only the western elevation being visible from the street scene. It is considered that the installation of roller shutter door and it being set back from the street scene by 40m, the proposal will not be readily visible and therefore not detrimental to the street scene.

iii. Impact upon neighbouring amenity

The dwelling of Rose Cottage is adjoined to 'South View'. To the north west of Rose Cottage are September Cottage and Lavender Cottage. The driveway that serves Rose Cottage is located adjacent to these dwellings. The garden and associated outbuildings of Pear Tree Cottage are located to the north of the proposed garage and garden room.

A letter has been received from the occupiers of Pear Tree Cottage. They have no objection to the original proposal, but if the loft space was converted into a habitable room at a later date, they would object to the proposed roof lights on the northern roof slope. The occupier of Pear Tree Cottage has been reassured that this proposal is for a single storey garden room with no habitable space at first floor level. It is considered that due to the positioning of the roof lights on the northern slope, there will be no direct overlooking into the garden of Pear Tree House.

It is considered that the proposal, by virtue of its height and positioning of the proposed windows will not have a material adverse impact upon neighbouring occupiers. This is in terms of being overbearing in presence, causing loss of natural light or loss of privacy, complying with Policy SP20 of the Ryedale Plan - Local Plan Strategy. It should be noted that with there being an existing driveway and garage used by Rose Cottage, there will not be a material increase in vehicles affecting the properties of September Cottage and Lavender Cottage.

iv. Highway safety

The Local Highway Authority has raised no objection to the proposal in terms of its impact upon highway safety. The proposal continues to provide on site parking for the property.

v. Other matters

There has been no response from the Parish Council or any other third parties with regard to the proposal.

vi. Conclusion

In light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP16, 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 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Site Location Plan - Title Number NYK 218289 date stamped 07.09.2015.
Proposed Double Garage and Garden Room date stamped 07.09.2015.

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