

Item Number: 7
Application No: 15/01171/HOUSE
Parish: Terrington Parish Council
Appn. Type: Householder Application
Applicant: Diane Rollisson
Proposal: Erection of two storey extension to rear elevation
Location: Deep Dene Flat Top Farm Road Terrington Malton YO62 6PA

Registration Date:
8/13 Wk Expiry Date: 7 December 2015
Overall Expiry Date: 30 November 2015
Case Officer: Tim Goodall **Ext:** 332

CONSULTATIONS:

Parish Council No objection
Howardian Hills AONB JC As no elevation drawings from road makes the impact difficult to assess

Neighbour responses: Miss Leanne McConnell,

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SITE:

The site contains a two storey mid terraced dwelling with an existing single storey rear projection. The dwelling is of stone construction with a pantile roof. The dwelling has a small front garden and a rear yard. There is a detached stone built outbuilding in the rear yard.

The site is located approximately 400 metres to the west of the Terrington development limit. The site lies within the Howardian Hills Area of Outstanding Natural Beauty (AONB). There are no public rights of way close to the site.

The attached dwelling to the east of the site, 'Wild Rose Cottage' has an existing extended two storey rear projection and two small windows to the ground floor side elevation that face west towards the application site.

The attached dwelling to the west of the site, 'Almond Cottage' has an existing single storey rear extension.

PROPOSAL:

Planning permission is sought for the erection of a two storey single storey extension to the rear of the existing dwelling. The existing single storey rear extension will be demolished.

The proposed extension will have a dual pitched roof with a rear facing gable end. There will be rear facing French doors and a window at ground floor level. At first floor level there will be a rear facing window and a Juliet balcony.

The materials used in the construction of the extension will be brickwork and smooth render to match the adjoining dwelling. The roof tiles will match those on the roof of the existing dwelling.

CONSULTATION RESPONSES:

Terrington with Wiganthorpe and Ganthorpe Parish Council have no objections to the application.

The Howardian Hills AONB Manager had concerns over the impact of the rear extension as originally submitted. The original drawings showed the proposed extension to have no set down from the main roof ridge (having a higher eaves and apex level. During the course of the application, revised drawings were received that show a reduced ridge height. These revised drawings are considered to overcome the concerns expressed by the AONB Manager.

The occupier of Wild Rose Cottage has objected to the application on the grounds of loss of light to the ground floor kitchen side elevation windows.

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:

None.

APPRAISAL:

- i. Character and Form
- ii. Impact on the Howardian Hills AONB
- iii. Impact on Neighbouring Amenity
- iv. Conclusion

i. Character and Form

To accord with Policy SP16 (Design) and reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings. Attention should be paid to the grain of settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings. Consideration must also be given to the type, texture and colour of materials, quality and type of building techniques and elements of architectural detail.

Extensions and alterations 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 to accord with Policies SP16 (Design) and SP20 (Generic Development Management Issues).

The existing dwelling to the east has an existing two storey rear projection that extends beyond the existing rear elevation of the application site. The existing dwelling to the west has an existing gable projection in the rear roof slope and a single storey rear extension with a flat roof.

The proposed extension will be set down from the main roof ridge of the dwelling and will match the height of the existing rear facing gables of the adjoining dwellings to the west and east. The proposed external doors and the windows are considered to be acceptable on the rear elevation and the proposed materials will be in keeping with the existing terrace.

It is considered that the character and form of the proposed extension will be appropriate and sympathetic to the existing dwelling, in accordance with Policies SP16 (Design) and SP20 (Generic Development Management Issues).

ii. Impact on the Howardian Hills AONB

In accordance with Policy SP13 (Landscapes), development proposals in the AONB will be supported where they do not detract from the natural beauty and special qualities of this nationally protected landscape.

The proposal is for an extension to the rear of the dwellinghouse, within an existing terrace. There are existing rear projections within the terrace and the proposal will be in keeping with these. There will be very limited public visibility from the public highway at the front of the sight.

Any views would be limited to glimpses from the south west of the proposed extension due to its design and the location of the existing buildings.

The proposal is not considered to detract from the natural beauty and special qualities of the Howardian Hills AONB, in accordance with Policy SP13 (Landscapes).

iii. 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 and future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence.

The proposed extension will extend approximately 2.5 metres from the existing rear elevation of the dwelling at first floor level. It is noted that the existing two storey rear projection to the dwelling to the east extends significantly beyond the proposed rear elevation of the extension. Given this, it is not considered there will be a material adverse impact on the amenity of the present and future occupiers of the dwelling to the west in terms of outlook and levels of natural daylight.

There are two small windows on the side elevation adjoining of the dwelling to the east, facing towards the application site. These windows are to a kitchen at ground floor level. This room also has a window on the rear elevation and a full glazed door on the east facing side elevation. The proposed extension will extend no further than the existing single storey rear extension, but will result in an increase in height due to the extra storey. However, given the location of the proposed extension and the design, which incorporates a set down from the main roof ridge, it is not considered that there will be a material adverse impact on the outlook or level of natural daylight to the occupiers of the adjoining dwelling to the east.

The proposed extension will only have rear facing windows, resulting in no natural loss of privacy to the occupiers of the adjoining dwellings.

On balance it is considered that the proposed two storey rear extension will not result in a materially adverse impact on the amenity of the occupiers of the neighbouring buildings. As such, the proposal accords with Policy SP20 (Generic Development Management issues).

iv. Conclusion

The proposed two storey extension is considered to comply with Policies SP13 (Landscapes), 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 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

Site Layout Plan

received by the Local Planning Authority on 12 October 2015

Proposed Rear Elevation Drawing No 3000/036/01 A

received by the Local Planning Authority 02 December 2015

Email from Iain Wilson received by the Local Planning Authority 07 December 2015

Reason: For the avoidance of doubt and in the interests of proper planning.