

**Item Number:** 9  
**Application No:** 15/01279/HOUSE  
**Parish:** Norton Town Council  
**Appn. Type:** Householder Application  
**Applicant:** Mr And Mrs N Webster  
**Proposal:** Erection of a two storey extension to south elevation and detached double garage following demolition of existing extension and detached greenhouse and shed.  
**Location:** Lake House Welham Road Norton Malton North Yorkshire YO17 9QF  
**Registration Date:**  
**8/13 Wk Expiry Date:** 31 December 2015  
**Overall Expiry Date:** 15 December 2015  
**Case Officer:** Niamh Bonner **Ext:** Ext 329

#### CONSULTATIONS:

**Parish Council** Recommend Approval  
**Tree & Landscape Officer** Comments made  
**Neighbour responses:** John & Heather Wright,

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**SITE:**

Lake House, Welham Road, Norton, Malton, North Yorkshire YO18 9QFLake House, Norton is a substantial detached dwelling with associated outbuildings on the north-west side of the cluster of properties, which make up Welham Park.

Welham Park is located to the south-west of Malton and Norton golf course. It lies within open countryside and the site is bounded by residential properties/curtilages to the south and east. To the north is the golf course and to the west, open agricultural/paddock land looking towards the A64.

Vehicular access to the site is via a private lane through the golf course, onto Welham Road.

#### PROPOSAL:

Planning permission is sought for the erection of a two story extension to the south elevation and detached double garage following demolition of existing extension and detached greenhouse and shed.

#### POLICIES:

Local Plan Strategy - Policy SP16 Design  
Local Plan Strategy - Policy SP20 Generic Development Management Issues  
National Planning Policy Framework  
National Planning Policy Guidance

#### HISTORY:

09/00006/FUL: Erection of two storey wing to north elevation, 2 no. bay windows to west elevation and porch to east elevation.09/00762/HOUSE Erection of two storey wing to north elevation, 2 no. bay windows to west elevation and porch to east elevation (revised details to approval 09/00006/FUL dated 16.3.2009)

## **APPRAISAL:**

The main considerations to be taken into account are:

- i) Character and Form
- ii) Impact upon Neighbouring Amenity
- iii) Other matters, including consultation responses

### **i) Character and Form**

Planning permission is sought to erect a two storey extension on the southern elevation of the property, constructed with rendered walls to match the existing property fabric, clay pantile roof and painted softwood windows. The proposed extension is considered to be modest in scale and involves the demolition of the current dual pitched extension, which incorporates a subservient two storey and single story extension. The proposed replacement structure consists of a similar a two storey and single storey ground floor extension. On the ground floor the proposed development extends 2.8m further to the south than the existing extension and on the first floor 1.9m further to the south. Following demolition of the existing extension, the rebuilt element will extend 7.7m in total from the original dwelling house footprint. The proposal does not involve any increases in size to the eastern or western boundaries. However there is an increase of the apex height of the ground floor extension from 3.8m to 4.8m.

It is considered that the proposed extension is modest in scale and that the enlargement of the footprint of the dwelling is not out of proportion with the existing building. The applicant has proposed the use of render and clay pantile to match the main dwelling, which is considered to be acceptable.

It is considered that the addition of a more symmetrical ground floor extension would be welcome in terms of its design, as it would mirror the roof form of the existing gable on the northern end of the same western elevation.

The proposed garage construction involves the demolition of an existing detached greenhouse and shed to the south of the property, which are both of no significant value.

The design of the proposed oak framed garage is considered to reflect traditional construction methods and presents a positive addition. The proposed garage is to be constructed using horizontal timber boarding and a clay pantile roof, providing capacity for two vehicles in close proximity to the dwelling.

The proposal is considered to be sympathetic to the character, proportion and appearance of the main dwelling, complying with Policies SP16, Design and SP20, Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy

### **ii) Impact upon Neighbouring Amenity**

The Lake House lies at a slightly lower level than the neighbouring property, Welham Hall. Welham Hall is a detached dwelling with a north facing elevation and views towards the site. It is considered that with the existing planting, the views of the southern side of the Lake House would be 'glimpsed' and an extension and a garage in this area would therefore be the most appropriate siting. It is the Officer's opinion that views from Welham Hall to the area of the proposed development would be considered glimpsed and that no 'loss of view' or 'loss of outlook' would occur. In any event a loss of private view is not a material consideration that can be taken into account in the consideration of this application.

The Tree and Landscape Officer has confirmed that the "safe useful life" of the large mature Horse Chestnut tree is nearing its end.

The Tree and Landscape Officer attended the site to make an inspection following the comments received from the owners of Welham Hall and makes the following detailed comments: "*The proposed development is within the recommended root protection area of the large mature Horse Chestnut tree to the south of the proposed extension.*"

*However, a recent inspection of this tree has revealed that it is in relatively poor structural condition with a potential for limb collapse owing to their excessive weight and end-loading.... Overall, it is considered that the safe useful life of this tree is now limited and therefore it should not be regarded as a constraint on development. I note that there is a neighbour objection regarding views of the proposed extension and consider that this view could be screened by the planting of mixed shrubs in the gap to the south of the above tree."*

The proposal is therefore in keeping with the requirements of SP20, Generic Development Management Issues, which highlights the importance of preventing "material adverse impacts on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wider community."

### **iii) Other matters including Consultation:**

An objection has been received from the owners of the neighbouring property, Welham Hall. The neighbours consider that the current landscaping screening levels are insufficient to obscure the proposed development and note their concerns that the existing mature trees may be felled during the development process, exacerbating what they consider to be an issue of insufficient screening. The neighbours have requested that mature evergreen trees or hedging be planted between the proposed garage development and the lake.

Additionally, the neighbours consider the character of the original Lake House dwelling (in the wider context of Welham Park) has been lost through additional development, noting a large extension to the north of Lake House granted planning permission in 2009 and completed in 2010.

It is the Planning Officer's opinion that the previous extension to the building is not overbearing and that the current proposal is modest in scale and sympathetic to the character and appearance of the property. The proposed use of render matches some of the existing wall materials and is concluded to be appropriate.

Neither the Lake House nor Welham Hall are listed buildings and the area does not lie in a Conservation Area or any other specially designated area. The neighbour's assertion that the proposed development would further negatively "compound the problem and have a detrimental impact on residential amenities and would have a negative visual impact" is not supported by the Planning Officer for the reasons set out earlier in the report.

In light of the above assessment, it is considered that the proposed design of the extension and the garage is appropriate and sympathetic to the existing fabric of the property and it will not negatively impact on neighbouring amenity, subject to the conditions listed below.

This proposal is concluded to conform with Policies SP12 Heritage, SP13 Landscape, SP16 Design and SP20 Generic Development Management Issues of the Ryedale Local Plan, Local Plan Strategy and the National Planning Policy Framework.

Recommendation: 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 development hereby permitted shall be carried out in accordance with the following approved plan(s);

Location Plan Lake House (LH01)  
Lake House Existing Site Plan (LH02)

Lake House Proposed Site Plan (LH06)  
Lake House Existing Elevations - West and South (LH04)  
Lake House Existing Elevations - East (LH05)  
Lake House Proposed Elevations - West and South (LH09)  
Lake House Proposed Elevations - East and Garage (LH08)  
Lake House Proposed Floor Plans - Ground and First Floor (LH07)

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

- 3 Prior to the commencement of the development details of proposed planting to provide additional screening to the development, and supplement existing landscape features, shall be submitted to the Local Planning Authority for approval in writing. The submitted scheme shall consist of locally native species only specified in a planting schedule providing details of species, planting sizes and numbers of each species. The approved scheme shall be implemented within the first available planting season (Nov - March ) following completion of the development. In the event of any plant material dying, or become seriously diseased or damaged within a 5 year period following planting, it shall be replaced with similar species to a specification that shall be first agreed in writing with the Local Planning Authority unless the Local Planning authority give written consent to any variation.

Reason: To ensure that the development is properly integrated into its rural and to protect the amenities of neighbouring occupiers, in accordance with Policies SP13 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 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