

Item Number: 15
Application No: 16/00191/FUL
Parish: Pickering Town Council
Appn. Type: Full Application
Applicant: Mr Agar
Proposal: Erection of an extension to agricultural building for the storage of machinery
Location: Red Oak House 110A Outgang Road Pickering North Yorkshire YO18 7EL

Registration Date:
8/13 Wk Expiry Date: 29 March 2016
Overall Expiry Date: 1 March 2016
Case Officer: Tim Goodall **Ext:** 332

CONSULTATIONS:

Parish Council No objection
Highways North Yorkshire No objection
Environmental Health Officer No views received to date

Neighbour responses: B And E Wolstenholme, Mr And Mrs P Smith,

SITE:

The site lies to the south of Outgang Road, Pickering. The site is accessed via a tarmac access between 108 and 110 Outgang Road. The existing site access is to the detached dwelling known as Red Oak House. There is an existing detached agricultural building of Yorkshire boarding construction to the west of the dwelling.

The site lies outside of, but adjacent to, the Pickering development limit.

PROPOSAL:

Planning permission is sought for the erection of an extension to the existing agricultural building at the site. The proposed extension is 13.6 metres in width and 5.8 metres in depth. The extension will have a mono pitched roof and reach a maximum height of 3.1 metres reducing height to 2.6 metres at the eaves.

The proposed extension will have west facing solid gates and will be constructed of Yorkshire boarding with a profiled cladding roof to match the existing building.

CONSULTATION RESPONSES:

There have been 2 responses by local residents to the application.

The first response was an objection from the occupants of 108 Outgang Road, who raised the following concerns:

- concern over what type of machinery will be stored in the extension
- dangerous of another business starting at the site as original building not being used for this purpose
- existing building is adequate for storage, extension is necessary
- area is now totally residential

- extension will appear out of character
- noise from machinery will be unacceptable

The occupants of 110 Outgang Road responded to confirm they did not object as long as the extension was not used for business purposes and extra vehicles were not using the access.

Pickering Town Council did not object to the proposal.

No further consultation responses were received.

The objections include a number of material planning considerations relevant to the determination of the application. As the application is recommended for approval, in accordance with the Council's scheme of delegation it is brought before Members of the Planning Committee for consideration and determination.

POLICY:

National Planning Policy

National Planning Policy Framework (NPPF)
National Planning Practice Guidance (NPPG)

Ryedale Plan - Local Plan Strategy

Policy SP9 - The Land-Based and Rural Economy
Policy SP16 - Design
Policy SP19 - Presumption in Favour of Sustainable Development
Policy SP20 - Generic Development Management Issues

RELEVANT HISTORY:

There is extensive planning and enforcement history to this site in the form of applications and enforcement notices. The most relevant applications to the current proposal are outlined below:

07/00659/FUL - Refused - Change of use of domestic garden to commercial yard for materials and trailer storage (retrospective application)

08/00614/FUL - Refused (appeal allowed) - Change of domestic garden to commercial land for materials and trailer storage (retrospective application - resubmission of refusal 07/00659/FUL dated 10/09/07)

11/00011/FUL - Refused (part allowed on appeal) - Erection of block of two stables with feed store together with formation of access track (part retrospective)

12/00968/FUL - Permitted - Erection of building to form alpaca stable and feed and implement store

13/00239/FUL - Permitted - Erection of 1no. four bedroom dwelling with detached double garage and 1no. two bedroom dwelling with parking spaces to include demolition of existing workshop building and outbuilding

APPRAISAL:

The key issues to consider are:

- i. Character and Form
- ii. Impact on Neighbour Amenity

- iii. Highways considerations
- iv. Other Matters
- v. Conclusion

i. Character and Form

Policy SP9 (The Land-Based and Rural Economy) of the Ryedale Plan - Local Plan Strategy supports new buildings that are necessary to support land based activity and a working countryside. 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) of the Ryedale Plan - Local Plan Strategy.

While the extension will be located within open countryside it is adjacent to the Pickering development limit and the buildings on Outgang Road. As such, the extension to the building should be seen within the context of the proximity to Pickering. The extension will match the width and depth of the existing building, effectively doubling the floor area. However, the proposed extension will be lower in height than the existing building, with the roof ridge meeting the eaves of the existing dual pitched roof. As such, the extension will appear subservient to the existing building. Materials to match the existing building are proposed and as such, the extension is considered to be in line with Policies SP16 and SP20.

ii. Impact on Neighbour Amenity

In accordance with Policy SP20, new development is required not to 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 is for the storage of machinery associated with the Alpaca husbandry and also to provide protection from birds for hay bales. The extension will be no closer to the existing dwellings to the north and east of the site and will be single storey in design. Due to the design and location of the proposed extension it is not considered there will be a material adverse impact on the amenity of present and future occupants of the neighbouring buildings.

iii. Highways considerations

The proposed extension will use the same access from Outgang Road as the existing buildings at the site. North Yorkshire County Council as the local highway authority were consulted and have not objected to the proposal.

iv. Other Matters

The objections to the application allege the possibility of an unauthorised use of the existing building. Planning permission was originally granted for the building to be used as an alpaca stable and feed and implement store. If a full time joinery were to be established at the site, this would require a separate planning permission. There is no evidence at this time of an unauthorised use, but if this were to change in the future than an enforcement investigation could be undertaken and action taken is appropriate.

iv. Conclusion

In conclusion, the proposed extension is considered to comply with national and local planning policy and is recommended to Members 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 Unless otherwise approved in writing by the Local Planning Authority, the materials, colour and external finish to the external walls and the roof tiles of the development hereby permitted shall match that of the existing agricultural building.

Reason:- To ensure a satisfactory external appearance and to comply with 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 plans:

Location Plan Scale 1:2500 received by the Local Planning Authority 2 February 2016

Drawing no. 260 116 1 received by the Local Planning Authority 2 February 2016

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