

**Item Number:** 17  
**Application No:** 16/00936/HOUSE  
**Parish:** Habton Parish Council  
**Appn. Type:** Householder Application  
**Applicant:** Mr Robert Gardiner  
**Proposal:** Erection of single storey extension to detached garage following demolition of existing stable (revised details to approval 15/01059/HOUSE dated 14.10.2015) (part-retrospective)  
**Location:** Rose Cottage 2 South View Kirby Misperton Lane Great Habton Malton North Yorkshire YO17 6TU

**Registration Date:**  
**8/13 Wk Expiry Date:** 13 July 2016  
**Overall Expiry Date:** 17 June 2016  
**Case Officer:** Charlotte Cornforth **Ext:** 325

#### **CONSULTATIONS:**

**Parish Council** No views received to date

**Neighbour responses:**

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#### **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. 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:**

Erection of single storey extension to detached garage following demolition of existing stable (revised details to approval 15/01059/HOUSE dated 14.10.2015) (part-retrospective)

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

It was brought to the attention of the Local Planning Authority that work was being undertaken at the site. A site inspection was carried out and it was concluded that under that the extension to the existing garage was not in accordance with the previously approved plans and the new works constituted development requiring a grant of planning permission from the Local Planning Authority. In the absence of planning permission, the development is currently unauthorised. In an attempt to remedy this breach of planning control, it was advised that retrospective planning permission for the retention of the extension to the existing garage should be sought. The application was received and validated on the 18th May 2016. It is described as part retrospective as the walls have been built, but the roof has not been installed.

The applicant decided to erect a single storey extension to the existing detached garage, rather than erecting a new build double garage and garden room following the demolition of the existing garage and stables which was granted approval on the 14th October 2015.

## **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:**

15/01059/HOUSE - Planning permission granted 14.10.2015 - Erection of double garage and garden room following demolition of existing garage and stables.

## **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 proposed single storey extension to the east of the existing garage will measure 2.4m to the eaves, 2.9m to the ridge, 5.1m in width at the widest point and 6.4m in depth. There will be a diagonal wall on the south elevation facing into the garden of Rose Cottage. The elevation facing the garden of Pear Cottage will be have a render finish, with the colour to be 'Linden' (a pale cream colour). The remaining walls are constructed of natural stone, with the roof being a steel clad box profile, in a pale green finish. It is considered that because the roof is a very shallow pitch, the roof will not be readily visible from ground level.

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.

### **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 proposal will not be readily visible and therefore not detrimental to the street scene.

### **iii. Impact upon neighbouring amenity**

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.

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 any neighbouring occupiers. This is in terms of being overbearing in presence, causing loss of natural light or loss of privacy. The proposals is therefore considered to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy. It is not anticipated there will not be a material increase in vehicles affecting the properties of September Cottage and Lavender Cottage.

### **iv. 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 considerations, the proposal is considered to meet the relevant policy criteria outlined within Policies SP16, SP19 and SP20 of the adopted 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            Unless otherwise agreed in writing by the Local Planning Authority, within three months of the date of this Decision Notice, the north east elevation of the extension hereby approved as shown on Drawing 'As Existing Garage and Stable Block with Proposed Garage Workshop Extension (date stamped 18.05.2015) shall be rendered with a finish of silicone thin coat in the colour 'Linden' as submitted to the Local Planning Authority on 5th June 2016.

Reason: In the interests of the visual amenity of the locality and to accord with Policy 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):.

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