

Item Number: 15
Application No: 16/01049/HOUSE
Parish: Norton Town Council
Appn. Type: Householder Application
Applicant: Mr & Mrs J Hopwood
Proposal: Erection of two storey side extension to east elevation with linking glass canopy to south elevation
Location: 2 Millers Close Norton Malton North Yorkshire YO17 9PE

Registration Date:
8/13 Wk Expiry Date: 15 August 2016
Overall Expiry Date: 27 July 2016
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Parish Council Recommend approval

Neighbour responses: Mr Darren Clifford,

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SITE:

2 Millers Close is a detached dwelling located within the Millers Close cul-de-sac within the Market Town of Norton.

PROPOSAL:

Erection of two storey side extension to east elevation with linking glass canopy to south elevation.

HISTORY:

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

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

National Planning Practice Guidance (2014)

APPRAISAL:

The main considerations to be taken into account when considering the proposal are:

- i. Character and form
- ii. Impact upon the street scene

- iii. Impact upon neighbouring occupiers
- iv. Other matters

i. Character and form

The proposed two storey side extension will have a width of 4m and a depth of 6.6m at ground floor level. It will be set back 2.3m from the main wall of the front elevation and be set back behind the existing chimney. To the rear, the extension will project 0.8m further than the main dwelling. There will be a step down of 1.5m from the existing ridge height and 0.6m from the existing eave height. A link glazed canopy with a bi fold doors will be positioned off the dining room. The canopy has a width of 3.5m and a depth of 0.8m.

The existing glass doors and side lights will be reused at ground floor level to the rear of the two storey side extension. A lead lined half dormer window is proposed at first floor level to the rear. A further lead lined half dormer is proposed to at first floor level to the front with a window at ground floor level. There will be no windows installed on the east elevation.

The extension will be constructed of brick under a tiled roof to match the main dwelling. The windows will also be white UPVC to match the main dwelling.

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, complying with Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

ii. Impact upon the street scene

It is considered that due to the step back on the front elevation, the step down in ridge and eave height and the use of brick and tiles, the proposal will not be detrimental to the street scene of Millers Close, at the end of the cul-de-sac.

iii. Impact upon neighbouring occupiers

A letter of objection has been received from the occupier of 11 Millrace Close to the south east of the application site. They have stated the following with regard to the proposal:

The extension will back onto my house and garden blocking sunlight . Also privacy

The distance from the rear of the proposed two storey side extension to the boundary of the 11 Millrace Close is 6m at its nearest point. The back-to-back distance between the two properties varies between approximately 18.4 and 22.7 metres. It is considered that due to the orientation of the proposed two storey side extension being to the north west of 11 Millrace Close, the proposal will not have a material adverse impact upon the loss of natural sunlight and daylight. A first floor window is proposed on the southern (rear) elevation of the two storey side extension. There are already 3 first floor windows on the southern (rear) elevation of the main dwelling. Whilst it is noted that the proposed first floor window on the southern (rear) elevation of the proposed two storey side extension will be marginally closer to the property of 11 Millrace Close, it is considered that the addition of one additional first floor window on this elevation will not have a significant material additional impact in terms of causing loss of privacy to 11 Millrace Close.

It is also noted that the extension will be close proximity to the neighbouring occupier of 4 Millers Close to the east of the application site. However, the single storey garage of that property is closest to the proposed two storey side extension. There are no windows proposed on the eastern elevation and a condition will be attached to the Decision Notice to ensure that this remains the case if permission is granted.

iv. Other matters

Norton Town Council has recommended the application for approval. There has been no response from any other third parties regarding the proposal.

v. Conclusions

In light of the above and on balance, 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 Unless otherwise agreed in writing by the Local Planning Authority, there shall be no windows constructed on the eastern elevation of the property currently known as '2 Millers Close'.

Reason:- To protect the privacy of adjoining properties and to comply 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):

Location Plan 1:1250 M32_EX10_01 date stamped 20.06.2016
Plans and Elevations PROPOSED AR50 Sheet 01

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