

Item Number: 14
Application No: 16/00900/HOUSE
Parish: Ampleforth Parish Council
Appn. Type: Householder Application
Applicant: Mendham & Perez
Proposal: Erection of two storey extension to rear elevation, single storey extension to side elevation and detached two storey garage/workshop to include ancillary accommodation above together with erection of 1.1m-high timber post and rail boundary fence and electric entrance gates following demolition of existing extension and outbuildings.
Location: Fairfax House Mill Lane Ampleforth YO62 4EJ

Registration Date:
8/13 Wk Expiry Date: 8 July 2016
Overall Expiry Date: 21 July 2016
Case Officer: Charlotte Cornforth **Ext:** 325

CONSULTATIONS:

Paul Jackson AONB Manager Highways North Yorkshire	Observations made Recommend conditions
Paul Jackson AONB Manager Highways North Yorkshire	Observations made No views received to date
Parish Council Parish Council	Objection Object
Sustainable Places Team (Yorkshire Area) Countryside Officer	No views received to date Conditions to be attached

Neighbour responses:

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SITE:

Fairfax House is a large detached property, with an extensive range of outbuildings and associated land to the to the west and south of the main property. The land also includes a large pond. There is a pedestrian access to the property via a footbridge over the dyke and a vehicular access is approximately 45m to the south of the main property.

Members should note that as part of this planning application, the majority of the outbuildings will be demolished and that the application site will be used only for domestic purposes.

The entire site is located within the Howardian Hills AONB and within Flood Zones 2 and 3. It is located to the south west of the main built up area of the village, approximately 195 metres beyond the village development limits.

PROPOSAL:

Erection of two storey extension to rear elevation, single storey extension to side elevation and detached two storey garage/workshop to include ancillary accommodation above together with erection of 1.1m-high timber post and rail boundary fence and electric entrance gates following demolition of existing extension and outbuildings.

Members should note that there have been revisions from the initial scheme following concerns raised by Officers. These revisions include:

- The two storey rear extension being set back by 0.4m on the north elevation and reduced in width by 0.4m.
- External walling materials of this extension was changed to re-claimed brickwork from render
- Window fenestration amended to the windows on the north and south elevation to include a central horizontal glazing bar. Some of the windows now incorporate cills and lintels.
- New render colour indicated to be Weber Monocouche (Silver Pearl)
- Each of the entrance gate piers reduced in width by 53mm and the external material was changed to natural stone from brickwork
- The existing hedgerow was shown on the entrance gate plans and elevations and will be supplemented by new planting to fill in the gaps.
- The entrance gate plans and elevation notes were changed to indicate that the piers will have low voltage LED lighting operated by a PIR sensor. This will be activated when a vehicle approaches the gates.
- The erection of a 1.1m high timber post and rail boundary fence

The application is brought to Members for determination due to an objection from the Parish Council and comments made from the AONB Manager.

HISTORY:

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

POLICY :

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP13 - Landscapes

Policy SP14 - Biodiversity

Policy SP16 - Design

Policy SP17 - Managing Air Quality, Land and Water Resources

Policy SP18 - Renewable and Low Carbon Energy

Policy SP19 - Presumption in Favour of Sustainable Development

Policy SP20 - Generic Development Management Issues

Policy SP22 - Planning Obligations, Developer Contributions and the Community Infrastructure Levy

National Planning Policy Framework (2012)

Chapter 7 - Requiring good design

Chapter 11 - Conserving and enhancing the natural environment

National Planning Practice Guidance (2014)

APPRAISAL:

The main considerations to be taken into account are:

- i. Character, Form and Design
- ii. Impact upon the Character of the Howardian Hills AONB
- iii. Impact upon Neighbouring Amenity
- iv. Highway Safety
- vi. Protected Species
- vii. Flood Risk
- viii. Community Infrastructure Levy (CIL)
- ix. Other Matters

x. Conclusions

i. Character, Form and Design

The proposal includes the erection of two storey extension to the rear (west) elevation, a single storey extension to the side (south) elevation and a detached two storey garage/workshop to include ancillary accommodation above.

The two storey rear extension will have step down in ridge and eave height compared to the main dwelling. It will project 6m to the west and have a width of 6.25m. The two storey rear extension will include a balcony, with a depth of 1.2m with a glass balustrade. There will also be bi-fold doors at ground floor level. The two storey extension will be constructed of reclaimed bricks and clay pantiles.

The single storey extension to the south will have a depth of 6.29m, a width of 5m an eave height of 3m and a ridge height of 4.1m. It will have a pitched roof and be constructed of render with a clay pantile roof. Bi-fold door are proposed that wrap around the extension.

The detached garage will be positioned on the northern boundary approximately 17.5m from the main property on a similar footprint to the existing outbuildings. The detached two storey garage to include ancillary accommodation above will have external steps. It will measure 6.25 in depth, 12.9m in width, 3.65m to the eaves and 6.8m to the ridge. It will be constructed of brick with a clay pantile roof. There will be solar panels and 2 roof lights on the southern roof slope and a further 4 roof lights on the northern roof slope. There will be space for 3 vehicles to park in the garage, with a further 3 spaces on a gravel hard standing area to the east of the detached outbuilding. There will also be ground floor space for a workshop.

The erection of 1.1m-high timber post and rail boundary fence is considered to be of an appropriate scale and the use of timber is considered acceptable in this location.

The electric entrance gates will be positioned approximately 18m from the highway. They will have a width of 3.5m, be constructed of metal and painted black. They will have natural stone piers with a height of 1.8m and a depth of 0.5m. The existing mature boundary hedge close to the entrance gates will be maintained and the gaps will be filled in by new planting.

It is considered that the proposals are 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 Character of the Howardian Hills AONB

The AONB Manager stated the following regarding the initial proposal:

I have the following observations to make on these proposals:

1) No objections to the demolition of the existing barns and sheds and erection of a granary-style garage block.

2) No objections to the alterations to the main house. The largely glazed gable wall of the rear extension faces away from the road and should not be prominent in views from local footpaths, provided that the current level of tree cover around the property is maintained at approximately the same level.

3) I have significant concerns however about the adverse visual impact of the proposed entrance gate and piers. The substantial brick piers (with presumably permanent lighting) would be an inappropriate and incongruous suburban feature in what is a relatively rural setting within the AONB. Watergate House on the direct opposite side of the road has managed to create a secure, intercom-controlled entrance which is much more discreet.

He then stated the following with regard to the revised proposal:

I have the following observations to make in relation to the revised plans:

1) The change of materials for the gate piers from brick to stone means that the materials should be more in keeping with the locality, but the whole gateway structure is still a relatively substantial feature that is somewhat separated from the main house. I'm not convinced that a reduction in width by 53mm will make a substantial difference to the visual appearance.

2) The change to low voltage LED lighting on PIR control is noted.

3) I am however somewhat bemused by the design drawings showing the stone piers partially screened by the adjacent hedges. As the hedges are now shown to be obscuring the LED lights, then either the lights are now largely redundant or the hedge will in fact be kept trimmed back so that the lights are visible and hence effective. On the basis that the reality is likely to be the latter then I still have concerns about the substantial nature of the gateway and its likely visual impact in a predominantly rural setting. There are some poor examples of substantial 'detached' gateways in rural settings in the AONB which ought not to be repeated.

It is considered that due to the positioning of the entrance gates being set back approximately 18m from the highway, the use of natural stone piers, the design of the metal gates and the lighting being low level and only activated when there is vehicle movement near to the gates, the proposed entrance gates will not be detriment to the natural beauty and special qualities of the Howardian Hills Area of Outstanding Natural Beauty.

iii. Impact upon Neighbouring Amenity

It is considered that due to the nearest residential property being approximately 96m to the south of Fairfax House (Watergate House) there will not be a material adverse impact upon neighbouring occupiers. This is in terms of being overbearing in presence, causing loss of light or loss of privacy, complying with Policy SP20 of the Ryedale Plan - Local Plan Strategy. There has been no response from any neighbouring occupiers with regard to the proposals.

iv. Highway Safety

There have been some disputes regarding the ownership of a parcel of land to the south of the main property. However, a Land Registry search has confirmed that the land is part of the applicants ownership and is not owned by NYCC Local Highway Authority.

The Local Highway Authority has subsequently raised no objection to the proposal and has advised conditions are attached to the Decision Notice if planning permission is granted regarding the crossing improvements to be undertaken prior to the development being brought into use and the garage shall not be converted into a habitable room.

vi. Protected Species

The Countryside Officer has stated the following with regard to the proposal:

The Ecological survey report (MAB May 2016) describes the discovery of a single transient bat roost in the rear porch but on further inspection it was found to be small and unsuitable for large numbers of bats, no other bat roost habitat on site, a protected species license is not required. The nearby pond was found to be of low significance for protected newts. Swallows were using some of the barns for nesting and these would be destroyed by the proposed development. A method statement to protect bats during the demolition process is proposed. Mitigation is proposed to ensure suitable bat roost is retained on site through the provision of bat boxes and open fronted barns are to be retained to provide nesting sites for swallows.

I therefore recommend that the following condition be attached to any planning permission granted

Compliance with detailed biodiversity method statements. - Condition.

All works shall be carried out in accordance with the details contained in the Bat, Bird, Barn owl and GCN assessment report section 9 (MAB 2016) for Fairfax House, Ampleforth as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

The above condition will be attached to the Decision Notice if planning permission is granted.

vii. Flood Risk

This application falls outside the scope of the Town and Country Planning (Development Management Procedure) (England) Order 2015 whereby the Environment Agency is formally consulted as it is a householder application and is therefore classed as minor development. Flood risk standing advice therefore applies. This advice will be attached as an Informative to the Decision Notice.

viii. Community Infrastructure Levy (CIL)

With regard to the Community Infrastructure Levy, no charge is payable based on the information that has been provided.

ix. Other Matters

Ampleforth Parish Council objected to the initial scheme and also to the revised scheme. They have stated the following:

The building would have a large visual impact on the village as a whole

The Building has a history within the village and the Parish Council feel that this history would be lost if planning consent given.

The proposed electronic gates are not in keeping with the current look of the village.

It is considered that the above points have been addressed throughout the report, particularly in the character and form and impact upon the Howardian Hills AONB.

There has been no response from any other third parties with regard to the proposals.

x. Conclusions

In light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP13, SP14, SP16, SP17, SP18, SP19, SP20 and SP22 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval.

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 Notwithstanding the submitted details, 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 Prior to the development being brought into use, Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements

c. The existing access verge crossing shall be improved by upgrading of construction specification in accordance with attached Standard Detail DC/E9A.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 4 Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy and to ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.

- 5 All works shall be carried out in accordance with the details contained in the Bat, Bird, Barn owl and GCN assessment report section 9 (MAB 2016) for Fairfax House, Ampleforth as already submitted with the planning application and agreed in principle with the local planning authority prior to determination.

Reason:- To ensure that the species are protected in accordance with the Wildlife and Countryside Act 1981 (as amended) and Policy SP14 of the Ryedale Plan - Local Plan Strategy.

- 6 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Site Location Plan S15/186- 10 Title Number NYK412757 dated 13/05/16.

Demolition Plan S15/186 - 11B dated 17/06/16.

REVISED Floor Plans & Elevations S15/186 - 07 Rev E dated 05/07/16.

Garage Block as Proposed S15/186 - 05 Rev D dated 13/05/16.

REVISED Front Boundary Fence and Entrance Gates as Proposed S15/186-09 dated 20/07/16.

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

INFORMATIVES:

- 1 You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

- 2 It is strongly advised that the application considers a range of flood resilient/flood proof construction techniques. Examples of these include:
 - Using solid floor construction e.g. continuous concrete ground floor slab (minimum 150mm thickness and reinforced with mesh on lapped and tapped 1200 gauge visqueen damp proof membrane);
 - Ensuring that electricity supply cables enter building from roof level and are wired downwards; electric sockets should be positioned at least 600mm above floor level;
 - Raising flood sensitive equipment to 600mm above floor level;
 - Tanking external walls to 600mm above proposed floor level and continuous with floor damp proof membrane;
 - Fitting anti-flood valves on internal building drainage;
 - Using water-tight external door construction to a minimum of 600mm above proposed floor level;
 - Using ceramic tiles or lime based plaster on the internal face of external walls at ground floor level;
 - Considering water resilient ground floor coverings, such as clay tiles; and
 - Fitting a waterproof seal between cladding and floor slab.

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties