

No Obj

JV  
S/SMAN

**MEMORANDUM  
RYEDALE DISTRICT COUNCIL  
FORWARD PLANNING & CONSERVATION**

**TO:** JUDITH VOKES  
**FROM:** EMMA WOODLAND  
**SUBJECT:** APP NO. 09/01372/FUL- ERECTION OF 2 NO. TWO BEDROOM SEMI-DETACHED DWELLINGS WITH ASSOCIATED PARKING/AMENITY AREAS  
**DATE:** 18 FEBRUARY 2010

RYEDALE DISTRICT COUNCIL  
- 8 MAR 2010

**No Objection**

The proposed development site lies within the Settrington conservation area which was designated in 1976. Settrington has an extremely high environmental quality evidenced by its designation as a conservation area and the very large number of listed buildings within the village. This site lies on a corner plot to the north of the village on the boundary of the conservation area. Twentieth century housing lies to the north and Grade II listed buildings neighbour to the west and south. This application follows a previous application on this site in 2008 for a four bedroom detached dwelling with a detached double garage which I strongly objected to. Please see my consultation response to that application for a fuller assessment of the character of the conservation area.

The above application proposes 'Erection of 2 no. two bedroom semi-detached dwellings with associated parking/amenity areas'

In my opinion this application overcomes my concerns with the previous application and respects the context of the surrounding environment. The location of the building on the plot fits in well with the listed buildings to the west and goes some way to mask the gable end of the neutral building to the north. Although designed as semi-detached buildings to mimic cottages situated elsewhere in the village, these buildings will, in my opinion, generally be read as a continuation of the terrace due to their placement on the plot and matching ridges and eaves heights. The scale, design and materials proposed are in keeping with the conservation area and the proposed landscaping will knit this development into its surroundings.

In order to ensure the development fits in, in the best possible manner, it is important to ensure that the ridge height of the new building is no higher than that of the listed building to the west and that the materials and detailing closely replicates these. I note that there is a brick eaves course on the listed buildings to the west and this could be incorporated into the design of the proposed buildings. It is also important to ensure that the chimney widths and heights and number of pots and detailing match those of their neighbours and that the window details including lintels and sills replicates the neighbouring buildings.

In order to make the parking area as unobtrusive as possible, it may be an idea to delete the fence around it and just delineate it with surfacing materials.

I note that there may be some pressure for sheds, etc etc. The applicant should address this concern.

**FORWARD PLANNING & CONSERVATION**  
Manager – Jill Thompson

Please condition:

1m<sup>2</sup> walling material including lime mortar

Samples of all new external materials

Further details of conservation rooflights

Further details of boundary treatments and hard and soft landscaping

Cast iron rainwater goods on rise and fall driven spikes

Further details of any new mechanical extraction, flues, soil and vent pipes

1:10 detail of all new external joinery including cross sections, method of opening, depth of reveal external finish lintels and sills.

Notwithstanding drawing number 105 further details of chimney width and detailing to be submitted and approved.

Ridge height to match those of buildings to west