

Item Number: 13
Application No: 10/00029/FUL
Parish: Amotherby Parish Council
Appn. Type: Full Application
Applicant: Mr A Johnson
Proposal: Erection of a four-bedroom dwelling with detached garage
Location: Land At Porch House Amotherby Malton North Yorkshire

Registration Date: 19 January 2010
8/13 Wk Expiry Date: 16 March 2010
Overall Expiry Date: 18 February 2010
Case Officer: Rachel Smith **Ext:** 323

CONSULTATIONS:

Parish Council	Object
Highways North Yorkshire	Recommend conditions
Yorkshire Water Services	Not required
Archaeology Section	Recommend conditions

Neighbour responses: Andrea Ward,

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SITE:

The application site is situated on the northern side of the B1257, to the rear of a pair of recently constructed dwellings. The land was previously within the curtilage of Porch House. Access to the site is via the existing driveway which serves Carpenters Croft and Cain Cottage. To the north and east are the gardens of neighbouring properties, and to the west is open countryside.

PROPOSAL:

Permission is sought for the erection of a detached dwelling together with a detached garage. The dwelling will roughly comprise a 'T' shape, with a gable end fronting the access road. It will have a ridge height of 7.3 metres, and will be constructed from brick under a clay pantile roof. The windows will be timber.

HISTORY:

04/01351/FUL - Application for two, four bedroom detached houses and formation of vehicular access - Withdrawn 05/01/2005.

05/00207/FUL - Permission granted for erection of two, four bedroom dwellings together with vehicular access - Approval 12/05/2005.

07/00429/OUT - Permission refused for erection of dwelling and garage - Allowed on appeal

POLICY:

National Policy Guidance

PPS1 - Delivery Sustainable Development 2005
PPS3 - 'Housing' 2006
PPG13 - 'Transport' 1994
PPG16 - 'Archaeology and Planning' 1990

Regional Spatial Strategy

Policy H1 - Provision and distribution of housing

Ryedale Local Plan

Policy H7 - Residential development within settlements

Policy T3 - Access to the local highway network

Policy U1 - Off-site sewerage infrastructure

APPRAISAL:

Members will note that the principle of the erection of a dwelling in this location has already been accepted (on appeal) see 07/00429/OUT. The material considerations are therefore;

- Would the proposed development provide a quality residential environment that reflects local distinctiveness?
- Would the proposed development impact on highway and pedestrian safety
- Would the development have an adverse on the existing amenities of adjacent occupiers?

In addition, a letter of objection has been received from the Parish Council together with one from a neighbouring occupier.

In terms of the character of the development, it is noted that the site lies to the rear of existing properties. As such it is not readily visible from the street. A new dwelling will however be visible from the access drive, with glimpses from elsewhere in the village. It is considered that the houses to the front of the site, which were constructed in the last few years, (known as Cain Cottage and Carpenters Croft) have improved the character of the area, with sympathetic materials and detailing. There is concern however that the proposed dwelling is excessively large, with inappropriate detailing. The dominant gable with external chimney is the most visible aspect. It is also noted that the hipped roof is not typical of the character of the area.

It is acknowledged that the outline application which was allowed on appeal, included a layout that would support a four bedroom dwelling. However, the proportions of the proposed dwelling would give the appearance of a more dominant and imposing structure. Negotiations have been carried out with a view to seeking a reduction to the footprint, together with an amended design.

In terms of highway safety, the existing access, which serves the dwellings to the front, will be utilised. A garage together with a turning area will be provided within the site curtilage. The Highways Authority has no objection to the proposed development.

In terms of the impact of the proposal on the existing amenities of neighbouring occupiers, the driveway passes between Carpenters Croft, and Cairn Cottage. Increased vehicular movement will cause some impact. This aspect was however addressed by the Planning Inspector on considering the appeal. The Inspector did not consider that the additional disturbance would be so significant as to warrant dismissing the appeal.

When the outline application was considered, no plans or elevations were submitted. The proposal does however incorporate four large windows at first floor level which overlook the garden of an adjacent property (Ryburn). Whilst a dwelling in this location is likely to include an element of overlooking, it is considered that the submitted plans show an excessive number of windows overlooking the neighbouring property. As such it is considered that the development will have a significant adverse impact on the existing amenities of neighbouring occupiers at Ryburn. In relation to the impact of the development on the dwellings to the front, it is considered that the distances are sufficient to reduce any adverse impact.

The negotiations that have taken place have however addressed the issue of overlooking. It is hoped that the revised plans will result in a reduction in the number of windows overlooking the neighbouring properties.

In terms of the objection letter that has been received, the main concerns relate to the size and potential overlooking from the proposed dwelling. The above report addresses such concerns. In relation to the views of the Parish Council, as previously stated, the principle of a large detached dwelling has been accepted. The remaining issue relates to the size of the proposed dwelling. It is anticipated that the revised plan will address their concerns.

In conclusion, the principle of a relatively large detached dwelling has been accepted on the site. It is anticipated that revised plans will be received. Members will be updated at their meeting. As such the recommendation will be made at the meeting.

RECOMMENDATION: **Made at the Meeting**

Background Papers:

Adopted Ryedale Local Plan 2002
Regional Spatial Strategy
PPS1 - Delivery Sustainable Development 2005
Responses from consultees and interested parties