

Item Number: 10
Application No: 16/01229/FUL
Parish: Kirkbymoorside Town Council
Appn. Type: Full Application
Applicant: SEP Properties Limited (Mr Singh)
Proposal: Erection of single storey rear extension following demolition of existing single storey rear extensions together with alterations to shop front to include replacement of 3no. ground floor windows with 2no. display windows
Location: Barclays Bank 23 Market Place Kirkbymoorside YO62 6AA

Registration Date:
8/13 Wk Expiry Date: 27 September 2016
Overall Expiry Date: 11 September 2016
Case Officer: Tim Goodall **Ext:** 332

CONSULTATIONS:

Highways North Yorkshire	Requests further information be obtained
Parish Council	No response to date
Building Conservation Officer	No objection - recommend conditions

Neighbour responses: Mr Steven Alec Helm,

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SITE:

The application site is the former Barclay's Bank on the south west side of Market Place, Kirkbymoorside.

The building is currently vacant at ground floor level with the upper floor in residential use. There is an existing stepped entrance to the building and a separate ground floor entrance on Market Place to the flats.

There is a flat roof rear extension to the rear of the building that sits within an enclosed courtyard. In the courtyard are some ancillary outbuildings.

The application site lies within the Kirkbymoorside conservation area and within the Article 4 Direction area. The site is also within the town centre commercial limit.

PROPOSAL:

Planning permission is sought for the erection of a flat roof single storey rear extension following demolition of the existing single storey extensions at the rear of the building.

The shop front will be altered to include the replacement of 3 no. ground floor windows with 2 no. display windows

The original planning application also proposed the creation of an access ramp to the front of the building and the demolition of the existing outbuildings to the rear of the site. These elements of the proposal have been removed, following concerns raised by the planning and highway officers.

CONSULTATION RESPONSES:

North Yorkshire County Council were consulted as the original proposal included an access ramp onto the public highway. This element of the scheme has now been removed.

The Council's Building Conservation Officer has no objection to the proposal.

The occupier of 35 Piercy End objected to the application due to the loss of the bronze window frames and art deco type facade

This planning application is brought before Members for consideration and determination as the objection relates to the proposed alterations to the building, which is material planning consideration.

HISTORY:

3/72/274/PA - Erection of toilet/store extension - Approved 04.02.85

04/00066/FUL - Installation of external disabled access ramp with handrail and automated entrance door - Refused - Appeal dismissed

07/00014/FUL - Installation of 1 no. automated teller machine (ATM) - Approved

07/00435/FUL - Sub-division of first and second floor three bedroom flat to 2 no. one bedroom flats - Approved

11/00517/FUL - Installation of external disabled access ramp - Refused

POLICY:

National Planning Policy Framework
National Planning Practice Guidance

Ryedale Plan - Local Plan Strategy

SP7 - Town Centres and Retailing
SP12 - Heritage
SP16 - Design
SP19 - Presumption in Favour of Sustainable Development
SP20 - Generic Development Management Issues

APPRAISAL:

The key issues to consider are:

- i. Impact on the Kirkbymoorside conservation area
- ii. Design considerations
- iii. Impact on Neighbour Amenity
- iv. Highways
- v. Conclusion

i. Impact on the Kirkbymoorside conservation area

Policy SP12 (Heritage) of the Ryedale Plan - Local Plan Strategy states that conservation areas and their setting will be conserved and where appropriate, enhanced. Proposals which result in less substantial harm will only be agreed where the public benefit of the proposal is considered to outweigh the harm and the extent of the harm to the asset.

The existing building was formerly a bank in use class A2 (financial and professional services). A2 use units can be converted to retail (use class A1) without planning permission, under "permitted development" and a cafe (use class A3) subject to prior approval from the local planning authority.

The proposed alterations include the demolition of the flat roof single storey extensions that included the former bank vault. The materials used in the construction of the existing extension do not complement the original building. The proposed replacement extension will also have a flat roof, but the demolition of the existing structure allows for a more sympathetic use of materials thereby enhancing the conservation area.

The proposed window alterations to the front elevation will provide for additional light into what is currently a relatively gloomy room at the front of the unit due to the limited size of the openings.

The Council's Building Conservation Officer has been consulted on the planning application and has no objection, making the following comments:

"In my opinion the principle of removing the bank facade and installing a shop front is acceptable. The character of the conservation area at this point is commercial shops, and a property with a traditionally designed shopfront would be in keeping with the wider character of the conservation area. Whilst the existing bank facade has some qualities, it is clearly an introduction into a much earlier building and does not have a comprehensive design quality as a whole building. In addition, the high level of the windows and the domestic scale of them gives a closed in appearance to the building which is not reflected in the surrounding more active frontages. The revised shopfront design picks up on both the first floor windows and the deco bank elements which is an improvement on the initial submission. The impressive timber bank doors are to be retained in situ which is welcomed. The extension to the rear replaces 2 smaller inappropriate extensions and is utilitarian in appearance but has rationalised the space for better use of the building."

ii. Design considerations

Policy SP7 supports proposals that will maintain and enhance the vitality and viability of Ryedale's town centres. Extensions and alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form, and use of materials to accord with Policies SP16 (Design) and SP20 (Generic Development Management Issues).

The proposed single storey rear extension will provide additional internal space that is more suited to modern commercial requirements than the existing bank vault. The loss of the existing extensions and its replacement will provide an opportunity for an improvement to the rear elevation by virtue of controlling the construction materials used.

The proposed window alterations to the front elevation will allow for more light into the internal spaces and will complement the existing shop fronts on Market Place that tend towards larger openings. It is considered that the alterations will make the unit more practical for a commercial use thereby supporting the aims of Policy SP7.

The Council's Building Conservation Officer had the following comments to make on the proposed design alterations:

The revised shopfront design picks up on both the first floor windows and the deco bank elements which is an improvement on the initial submission. The impressive timber bank doors are to be retained in situ which is welcomed. The extension to the rear replaces 2 smaller inappropriate extensions and is utilitarian in appearance but has rationalised the space for better use of the building.

The proposed alterations are considered to accord with the design principles set out in Policy SP16 subject to conditions relating to material samples and detailed drawings of the shop front alterations.

iii. Impact on Neighbour Amenity

In accordance with Policy SP20, new development will not have a material adverse impact on the amenity of present and future occupants, the users or occupants of neighbouring land and buildings or the wider community by virtue of its design, use, location and proximity to neighbouring land uses. Impacts on amenity can include, for example, noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence.

The proposed replacement single storey rear extension will due to its scale, siting and design result in no loss of amenity to neighbours. The rear of the site is well enclosed with high walls that will be higher than the proposed extension. Therefore the proposed development will accord with Policy SP20.

iv. Highways

The planning application originally included the provision of an access ramp onto Market Place. However, following concerns raised by the Council's Building Conservation Officer and North Yorkshire County Council's Highways Officer, this aspect of the scheme has been omitted.

v. Conclusion

The proposed development is considered to comply with national and local planning policies and is 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 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 SP12 and SP16 of the Ryedale Plan - Local Plan Strategy.

- 3 Prior to the commencement of the development hereby permitted, 1:10 scale drawings of the hereby approved shop front alterations, including cross sections, shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure an appropriate appearance and to comply with the requirements of Policies SP12 and SP16 of the Ryedale Plan - Local Plan Strategy.

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

Proposed Elevation and Layouts no 002 rev C validated by the local planning authority on 22/09/2016

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