

Item Number: 15
Application No: 16/02013/HOUSE
Parish: Oswaldkirk Parish Meeting
Appn. Type: Householder Application
Applicant: Mr Michael Aheme
Proposal: Erection of replacement front porch and removal of front entrance steps
Location: Pavilion House The Terrace Oswaldkirk Helmsley YO62 5XZ

Registration Date:
8/13 Wk Expiry Date: 28 February 2017
Overall Expiry Date: 22 February 2017
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Paul Jackson AONB Manager	No comments to make
Paul Jackson AONB Manager	Concerns raised
Parish Council	Support
Building Conservation Officer	No objection

Neighbour responses: Ms Jacqueline Anne Young, P Thompson, Mr Steve Thompson,

SITE:

Pavilion House is a two storey dwellinghouse, mainly constructed of sandstone with a clay pantile roof. The dwelling is also sited within the Oswaldkirk Conservation Area and the Howardian Hills Area of Outstanding Natural Beauty.

PROPOSAL:

The application is for the erection of a replacement front porch and the removal of front entrance steps.

The initial showed a replacement front porch which was to be measured at 1.4m in length by 1.9m in width and a height of 2.1m to the eaves and 2.7m to the ridge. The proposed roof pitch of the porch is 35 degrees.

The applicant then submitted revised plans, due to comments raised during the consultation period. This involved the reduction of the porch and changes to its design. The proposal now measures at 1.5m in width, although there is no changes in the length and height.

The existing access to the porch via the front steps has also been proposed to be removed for safer access. New steps have been constructed on the eastern corner of the dwelling.

HISTORY:

There is no relevant history for this site.

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP12 Heritage
Policy SP13 Landscapes

Policy SP 16 Design
Policy SP 19 Presumption in Favour of Sustainable Development
Policy SP 20 Generic Development Management Issues

Planning (Listed Buildings and Conservations Areas) Act 1990

Section 66

National Planning Policy Framework (2012)

Chapter 7. Requiring good design

Chapter 12. Conserving and enhancing the historic environment

APPRAISAL:

The main considerations to be taken into account are:

- i) Character and Form
- ii) Impact upon the Oswaldkirk Conservation Area
- iii) Impact upon the AONB
- iv) Impact upon neighbouring amenity
- v) Other Matters

i) Character and Form

The proposed porch will be constructed from stone corresponding with the host dwelling with UPVC glazing and doors. The original roofing material will be retained, which also matches the dwelling roof.

Although the building is estimated to be built in around the mid 1800s, it does feature modern interventions. It is considered that replacing the porch and access will enhance the frontage of the dwelling and will also be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form, and use of materials in accordance with Policy SP 16 Design.

ii) Impact upon the Oswaldkirk Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In the exercise of planning functions in respect of Conservation Areas 'Special attention shall be paid to the desirability of preservation or enhancing the character or appearance of that area'

The dwelling already features modern interventions including heavy barge boards, exposed soffits and the existing porch.

Before revised plans were submitted, the Councils Building Conservation Officer had raised some concerns regarding the design of the porch. These included:

- The porch protrudes out too much
- The door styles need to be more traditional, with the doors being half glazed - half panelled.
- The window styles to be more traditional.

The revised plans feature a more traditional approach to the openings and a reduced width of the porch. The proposal is considered not to create any additional harm, and is considered to enhance the special character of Pavilion House. The Building Conservation Officer has now no objections with the proposal and is considered to be in conformity with Policy SP 12 (Heritage).

iii) Impact upon the AONB

Policy SP13 - Landscapes states that, The natural beauty and special qualities of the Howardian Hills Area of Outstanding Natural Beauty (AONB) will be conserved and enhanced and the impact of proposals on the AONB and its setting will be carefully considered

As the site is located within the AONB, the AONB Manager at North Yorkshire Country Council has been consulted. Some concerns were raised in relation to the initial scheme.

Again the main concern raised by the AONB Manager was the increase in size of the porch and also stating; "Pavilion House is the only property on that section of The Terrace that has a porch. The current structure is of a conventional design and has a glazed window that is visible along the street, whereas the proposed structure would have doors that would be visible from both the eastern and western viewpoints. In my view the proposed porch would be out of character with the remainder of the properties on The Terrace, of a design that is not vernacular and which is out of proportion to the dwelling, and as a consequence would have a detrimental visual impact on the Oswaldkirk Conservation Area."

However, the porch has been reduced in size and the design has been changed, resulting in a reduced impact on the Oswaldkirk Conservation Area.

With this in mind, it is considered that the principle of the new porch and its design is in conformity with SP13 of the Ryedale Plan - Local Plan Strategy

iv) Impact upon neighbouring amenity

Several letters of objection have been received from neighbouring occupiers of Ewe Cote, Malt Cottage of The Terrace and also from an objector based in London. These objections were generated as part of the consultation process for the initial scheme and also for the revised scheme.

Occupier of Ewe Cote

- A replacement porch will further offend the streetscape.
- The area of the porch is larger.
- Steps have already been built.
- The materials are acceptable

Occupier of Malt Cottage

- The porch will protrude too far out
- The proposal will not keep within the conservation plan
- The proposal has a negative impact on the proposal
- The porch needs replacing
- The materials are acceptable.

Objector from London

Comments prior to revised plans:

- Impact on the character on the street
- The site has been over-developed in recent years
- The heavy materials to be used will have a negative impact
- The proposed porch breaks the character by extending out to the road
- Proposed extension will have minimal impact on the energy efficiency

Comments after revised plans submitted:

- Revised plans and elevations are inconsistent in presenting the dimensions of the porch.
- The materials used, and the proportions proposed are still at odds with the unique character of the property.
- Inconsistent with the line of development on The Terrace.

Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy states:

It is considered that there will not be 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.

With regards to the comments raised in relation to the size and design of the porch. These concerns have been acknowledged by the applicant and revised plans were received, outlining the reduced overall size of the porch and a more traditional approach has been proposed. Although no further comments were made by neighbouring occupiers after revised plans were submitted, it is considered that the size and design of the porch is in conformity with the Conservation Area and AONB, as well in compliance with Policy SP16 (Design).

Concerns raised surrounding materials have also been noted. However it is considered that the use of stone will correspond with the host dwelling and surrounding area far better than the existing concrete textured blocks. The existing tiled roof will be retained creating less of an impact upon the street scene. There are already uPVC elements featured on the main house, and the proposal intends to match and be sympathetic to the building.

v) Other Matters

Oswaldkirk Parish Council support the application stating "The Meeting noted that the current porch on Pavilion House is in a poor state of repair. The Meeting considered that the proposed replacement would enhance Pavilion House and the associated street scene and as a result supported the application."

In the light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP12, SP13, 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.

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 The development hereby permitted shall be carried out in accordance with the following approved plan(s):
Proposed Elevations - Drawing Number:05690095-01,03,05,07
Design and Access Statement
Site Location Plan - Validated on 03/01/17

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