

Item Number: 11
Application No: 17/00191/HOUSE
Parish: Malton Town Council
Appn. Type: Householder Application
Applicant: Mrs Elizabeth Parlett Rhodes
Proposal: Erection of single storey rear extension
Location: 55 Middlecave Road Malton North Yorkshire YO17 7NQ

Registration Date:
8/13 Wk Expiry Date: 14 April 2017
Overall Expiry Date: 17 March 2017
Case Officer: Charlotte Comforth **Ext:** 325

CONSULTATIONS:

Parish Council No views received to date

Neighbour responses: Mrs J Brown, Mrs Wendy Rushton,

SITE:

The application site contains a semi detached residential dwellinghouse set within a substantial plot along Middlecave Road, within the Market Town of Malton.

PROPOSAL:

Erection of single storey rear extension.

The proposed single storey rear extension will have a flat roof with a height of 3 metres, a depth of 4.3 metres and a width of 10.1 metres.

It will be positioned 0.45 metres from the western boundary of 57 Middlecave Road. The extension will be constructed of concrete block work with a rendered finish with a butyl flat roof. The proposed new windows and doors will be timber.

HISTORY:

The relevant planning history includes:

16/00462/FUL - Planning application REFUSED - Change of use, alteration and extension of existing detached single garage to form a one bedroom self-contained residential annex to include a glazed linking extension to the main dwelling.

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP16 Design
Policy SP19 Presumption in Favour of Sustainable Development
Policy SP20 Generic Development Management Issues

National Planning Policy Framework (2012)

Chapter 7. Requiring good design

APPRAISAL:

The main considerations to be taken into account are:

- i. Scale, form and detailed design
- ii. Impact upon the street scene
- iii. Impact upon neighbouring amenity
- iv. Other matters
- v. Conclusion

i. Scale, form and detailed design

The flat roof design and render finish will contrast to the main dwelling. However, it is considered that the low-profile extension to the rear will not detract from its character and appearance as a traditional brick built semi-detached property. The scale of the proposed extension is also considered to be proportionate to the main dwelling.

It is considered that the proposal is 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 street scene

The proposal is also considered to not be detrimental to the street scene of Middlecave Road. There will be limited public viewpoints of the proposed rear extension from the street scene or any other public vantage points.

iii. Impact upon neighbouring amenity

The extension is single storey, with a height of 3 metres. There is an existing boundary treatment of a hedge to 57 Middlecave Road approximately 1.8 metres. The proposed horizontal window on the western boundary will be obscure glazed. The main openings are south facing, down the garden of the application site. The use of a pale colour through render will be light reflective. It should also be noted that the depth of the proposed extension is a 1.4 metre increase beyond what can be built under permitted development at this height, within 2 metres of the boundary. The 'fall back' position is therefore a relevant consideration.

Based upon the above, it is considered that the proposal will not have a material adverse impact upon neighbouring occupiers of 57 and 53 Middlecave Road. This is in terms of being overbearing in presence, causing loss of light or loss of privacy. The proposal is therefore considered to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

iv. Other matters

Two letters of objection have been received from the occupiers of 53 and 57 Middlecave Road. Their full letter of objection can be viewed on the Council's website. In summary, however, their objections are as follows:

53 Middlecave Road

- The window from the proposed bathroom would shed light onto my property and should be placed on the south side of the house
- The construction of the proposed extension of rendered concrete blocks and with a flat roof is out of keeping with the area
- Concern about the separate entrance which questions the use of the extension given a previous application for a self contained living accommodation

57 Middlecave Road

- The proposed extension would be close to the boundary blocking easterly sunlight from the south facing lounge
- The flat roof would not be in keeping with the properties
- Noise from construction
- Devaluation of 57 Middlecave Road

Comments regarding the consultation comments

Some of the matters raised above have been addressed throughout the report. The applicant has confirmed that the proposed extension will not be used as self contained living accommodation. The use of a flat roof helps to keep the height of the proposed extension to a minimum and it is considered to be less intrusive in terms of its impact upon neighbouring amenity than a pitched roof or hipped roof. There will be some loss of sunlight to 57 Middlecave Road. However, this is limited to a particular time of the day and due to the height of the proposed extension, there is not considered to be a material adverse impact upon neighbour amenity. Furthermore as stated previously, the depth of the proposed extension is a relatively modest increase as to what can be built under 'permitted development' at this height, within 2 metres of the boundary. Noise from construction and the value of properties are not material planning considerations and cannot be considered as part of this planning application.

v. Conclusion

In light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies 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, 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 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 The proposed windows on the western and eastern elevation of the proposed extension shall be permanently glazed with frosted or opaque glass.

Reason:- To protect the privacy of adjoining properties and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

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

Site Location Plan - NYK 140095 date stamped 17.02.2017.

Proposed Elevations and Floor Plan - Drawing Number ER201702-02 date stamped 17.02.2017.

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