

Item Number: 11
Application No: 17/00203/HOUSE
Parish: Edstone Parish Meeting
Appn. Type: Householder Application
Applicant: Mr Paul Sankey
Proposal: Erection of single storey front and rear extensions, two storey side extension and detached garage to replace existing attached garage and shed
Location: Wind Hill 4 Wapping Lane Great Edstone Kirkbymoorside YO62 6PD

Registration Date:
8/13 Wk Expiry Date: 21 April 2017
Overall Expiry Date: 19 April 2017
Case Officer: Charlotte Comforth **Ext:** 325

CONSULTATIONS:

Parish Council Concerns
Parish Council Object

Neighbour responses: S A Cooper, Mr I Beadham & Mrs F Carty,

SITE:

Wind Hill (4 Wapping Lane) is a semi-detached property located within the settlement of Great Edstone. The village is located within the Fringe of the Moors Area of High Landscape Value. Wind Mill is the penultimate property at the end of Wapping Lane, on the northern edge of the village.

PROPOSAL:

Erection of single storey front and rear extensions, two storey side extension and detached garage to replace existing attached garage and shed.

The initial scheme sought a further single storey extension to the east elevation (in front of the existing window). However, following concerns made by the Case Officer this element of the scheme has been omitted and the front elevation re-configured to have a lean to roof over the existing porch and garage to form a utility area.

HISTORY:

The relevant planning history includes:

- 00/01290/FUL - Planning permission granted - Erection of conservatory to rear.

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

Two storey side extension

The two storey extension will run through at the same eave and ridge level of the existing dwelling. It is considered that due to this being the end semi-detached property on Wapping Lane, running the eave and ridge height is acceptable in this location. Its depth is the same as the existing dwellinghouse (6.35 metres) and it projects 3.4 metres beyond the existing gable wall. The extension will be constructed of brick and concrete pantiles to match the existing property. All windows will be UPVC to match the existing property. There are no windows proposed on the north elevation. There is an existing boundary fence and hedge that is proposed to be retained.

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 SP 16 and SP20 of the Ryedale Plan - Local Plan Strategy.

Single storey rear extension

There is an existing rear conservatory that measures 5.4 metres in width, 3.5 metres in depth, 2.5 metres to the eaves and 2.8 metres to the ridge. It is positioned 3.3 metres from the boundary of the adjoining property of 3 Wapping Lane.

The proposed single storey rear extension will have a hipped roof and measure 8.4 metres in width, 3.5 metres in depth, 2.5 metres to the eaves and 4 metres to the ridge. It will be positioned 0.15 metres from the boundary of the adjoining property of 3 Wapping Lane. The extension will be constructed of brick and concrete pantiles to match the existing property. All windows will be UPVC to match the existing property.

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 SP 16 and SP20 of the Ryedale Plan - Local Plan Strategy.

Configuration to front elevation

The front elevation is proposed to be re-configured to have a lean to roof over the existing porch and garage to form a utility, rather than the existing flat roof garage and porch. The lean-to will be constructed of brick and concrete pantiles to match the existing property. No windows are proposed on the south elevation, with the existing front door being retained and a further small window and door installed on the north elevation.

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 SP 16 and SP20 of the Ryedale Plan - Local Plan Strategy.

Detached garage

The detached garage will have a pitched roof and have a depth of 4.5 metres, a width of 6.3 metres, a ridge height of 3.4 metres and an eave height of 2.2 metres. The entrance to the garage is on the south elevation and it is positioned up to the north east boundary of the site.

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 SP 16 and SP 20 of the Ryedale Plan - Local Plan Strategy.

ii. Impact upon the street scene

The proposals are also considered to not be detrimental to the street scene of Wapping Lane by virtue of their scale, form and use of materials.

iii. Impact upon neighbouring amenity

The extension to the rear is single storey, with a height of 4 metres to the ridge and 2.5 metres to the eaves with a hipped roof. The main openings are north facing, down the rear garden of the application site. It should also be noted that the depth of the proposed extension is a 0.5 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 significant material adverse impact upon neighbouring occupiers of 3 Wapping Lane and High Meadows. 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 SP 20 of the Ryedale Plan - Local Plan Strategy.

iv. Other matters

A letter of objection have been received from the occupier of 3 Wapping Lane. Their objection states:

"We are objecting to the plans for front and rear as it will block out light to both our windows. As we sit in both rooms, we will be looking out onto brick walls, so will obscure our view".

A letter was also received from the occupier of High Meadows regarding the initial scheme. Their objection states:

The property is a semi-detached 2-storey house and I believe the scale of the development is too large for the site. It will seriously impinge on the next door property (the other half of the building) and will be visually intrusive in a row of modestly sized houses. I therefore suggest that the application be refused.

The Parish Council stated the following with regard to the initial scheme:

Concerns were raised by neighbouring properties about scale of the development and negative amenity impact (light, view). The particular complaint was that extensions were planned to both front and rear, which would unreasonably reduce the amount of light at both sides of the house for 3 Wapping Lane.

Following the re-consultation, the Parish Council have continued to oppose the application and stated the following:

The immediate neighbours of the subject property are still unhappy with the proposals as they consider the extension to the back of the property, where their living room is situated, will impact upon their amenity.

Comments regarding the consultation comments

Some of the matters raised above have been addressed throughout the report. There will be some loss of sunlight/daylight to 3 Wapping Lane. 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 beyond what can be built under 'permitted development' at this height, within 2 metres of the boundary. A loss of view is not a material planning consideration 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 development hereby permitted shall be carried out in accordance with the following approved plan(s):

Site Location Plan - Wind Hill dated 24.02.2017.
REVISED PLAN - Proposed North Elevation dated 31.03.2017.
REVISED PLAN - Proposed East Elevation dated 31.03.2017.
REVISED PLAN - Proposed South Elevation dated 31.03.2017.
REVISED PLAN - Proposed West Elevation dated 31.03.2017.
REVISED PLAN - Proposed Ground Floor dated 31.03.2017.
REVISED PLAN - Proposed First Floor dated 31.03.2017.

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