

**Item Number:** 12  
**Application No:** 17/00468/HOUSE  
**Parish:** Malton Town Council  
**Appn. Type:** Householder Application  
**Applicant:** Mr & Mrs I Parker & Mrs L Arekhi  
**Proposal:** Erection of two storey rear extension following demolition of existing conservatory.  
**Location:** Hillside Cottage Broughton Road Malton North Yorkshire YO17 7BP

**Registration Date:**  
**8/13 Wk Expiry Date:** 20 June 2017  
**Overall Expiry Date:** 4 July 2017  
**Case Officer:** Joshua Murphy **Ext:** 329

#### CONSULTATIONS:

**Parish Council** Support, subject to any neighbour concerns being taken into account

**Neighbour responses:** Mr & Mrs R Smith, Greame Watson & Karen Whitfield,

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#### SITE

Hillside Cottage is located on the southern side of Broughton Rd opposite the residential development site being built by the Developer Taylor Wimpey. It is located between two recently constructed two storey dwellings known as Garth view and Lime Kiln House. The site has a width which varies between 11.4 metres and 12 metres and an overall depth of 51 metres. The property has a rear garden with an existing depth of approximately 27 metres to the southern boundary where the site abuts the rear garden of Number 5 Folliot Ward Close.

#### PROPOSAL

The application is for the erection of a two storey rear extension following the demolition of an existing single storey conservatory. As originally submitted the extension is shown to project 5.04 metres from the rear wall of the dwelling and it extends almost the full width of the rear of the dwelling. Its length is 8.28 metres.

The extension has a double gable roof form with matching roof tiles, facing brickwork at ground floor and matching render at first floor.

During the processing of the application the extension has been reduced in size with a reduction in the rearward projection to 4.59 metres. The amended plans are the subject of further consultation with adjacent residents and the consultation period expires on 4<sup>th</sup> July 2017.

The submitted amended plans are appended to this report for Members information.

#### HISTORY

Reference 08/00883/FUL. Erection of 2 No. Four bedroom dwellings, erection of two storey rear extension (to Hillside Cottage) and formation of vehicular access. Approved 6.11.2008

Note . The rear extension to Hillside Cottage referred to above was for an extension with a width of approximately 4.6metres and a rearward projection of 4.5metres. For comparison purposes a copy of the earlier approved plan is appended to this report

## **RELEVANT POLICY**

### National Policy

NPPF

NPPG

### Local Plan Policy

Ryedale Plan Local Plan Strategy adopted 2013

Policy SP 16 Design

Policy SP 20 Generic Development Management Issues

## **APPRAISAL**

The key issues in respect of this application are:

- Design and Appearance
- Impact on Residential Amenity

### Design and Appearance

The extension is located to the rear of the existing dwelling and is obscured by the bulk of the existing dwelling house when viewed from Broughton Rd. There are limited views from either side because of the presence of Garth View and Lime Kiln House.

The extension has a double gable design and is subordinate in scale to the existing dwelling house. It's appearance and use of materials is considered to be in keeping with the existing dwelling house. This aspect of Policy SP 16 and SP 20 is considered to be acceptable.

### Impact on residential amenity

As discussed earlier this extension has been amended during the processing of the application to reduce its rearward project to 4.59 metres.

The attached site plan shows the footprint of the dwelling as it is proposed to be extended together with the position of the adjacent dwellings Garth View and Lime Kiln House.

Response in relation to original plans

Objection from occupiers of Lime Kiln House

Objects on grounds of overlooking, loss of privacy and overbearing impact.

Objection from occupiers of 5 Folliot Ward Close

Object on grounds of loss of privacy and design grounds

The full letters of objection can be viewed on the Council's website.

Any further responses received as a result of re-consultation on the amended plans will be reported on the Late Pages or at the Committee meeting.

Members will note that there are already two bedroom windows at first floor in the rear elevation of the existing house. This remains the case in the proposed extension although these would be set further back on the plot. The dwelling has a substantial rear curtilage with a garden of approximately 27 metres in depth and a separation distance of approximately 44 metres to the rear of No. 5 Folliot Ward Close. Given the distances involved it is not considered that there is an additional material adverse impact on the occupiers of that property arising from the proposal.

There are no side facing windows at first floor proposed in the extension. It is not considered therefore that there is any significant additional impact on the amenities of the adjacent objector arising from overlooking resulting in loss of privacy. The submitted plans show that Lime Kiln House itself has a rear projecting element which projects further than the proposed extension. The extension is positioned to the western north west of the adjacent property with a separation between both properties of around 4 metres. The amended plans have reduced the rearward extent of the extension to 4.59 metres. As amended the proposal is considered to be acceptable in terms of its impacts upon the amenities of adjacent residents and it complies with this aspect of Policies SP16 and SP20.

**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            Before the development hereby permitted is commenced, 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.

(NB Pursuant to this condition the applicant is asked to complete and return the attached proforma before the development commences so that materials can be agreed and the requirements of the condition discharged)

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy HI 3 (i); of the Ryedale Local Plan

- 3            Obscure glazed window to west first floor elevation of existing dwelling house

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

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