

**Item Number:** 13  
**Application No:** 17/00470/HOUSE  
**Parish:** Pickering Town Council  
**Appn. Type:** Householder Application  
**Applicant:** Mr M N Walls  
**Proposal:** Erection of a single storey side/rear extension (revised details to approval 15/00795/HOUSE dated 18.11.2015)  
**Location:** 14 Littledale Pickering North Yorkshire YO18 8PS

**Registration Date:**  
**8/13 Wk Expiry Date:** 20 June 2017  
**Overall Expiry Date:** 29 May 2017  
**Case Officer:** Joshua Murphy **Ext:** 329

#### CONSULTATIONS:

**Parish Council** No views received to date

**Neighbour responses:** Mrs Valerie Hunter,

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**SITE:**

The application site is located in Littledale, accessed off Swainsea Lane Pickering. It is located in a suburban area which is characterised by a combination of single storey and two storey dwellings.

#### PROPOSAL:

The application is for the reception of a single storey side/rear extension to No 14 Littledale and has been submitted as a revised scheme to that previously approved Ref. 15/00795/HOUSE on 18<sup>th</sup> November 2015 under the Council's scheme of officer delegation.

A copy of the earlier approved plans and the delegated officer report are appended for Members information.

The submitted application is similar in its design approach to the previously approved scheme. However the key differences are set out below:

- The flank wall of the proposed extension has increased in size from 6.3 metres to 7 metres.
- High level windows proposed for bedrooms 2 and 3 in the north facing wall have been replaced by one with a normal cill height for bedroom 3. No window is proposed in the north facing wall to serve bedroom 2.
- The west facing wall is approximately 30 cm further forward on the plot in relation to the rear of No. 16 Littledale.

The eaves and apex heights of the proposal remain as previously submitted and approved. No windows are shown in the west facing wall and the dividing boundary fence has already been raised to the previously approved height of 1.96 metres as shown on the approved plans.

#### HISTORY:

Planning permission granted Ref 15/00795/HOUSE for single storey side/rear extension 18.11.2015

## **POLICY:**

### National Policy

NPPF  
NPPG

### Local Policy

Ryedale Plan Local Plan Strategy  
Policy SP 16 Design  
Policy SP 20 Generic Development Management Issues

## **APPRAISAL**

The following issues are relevant in this case:

- Design
- Impact on residential Amenity

### Design

The design is considered to remain subordinate to the existing dwelling. It is set well back in terms of any impact on the street scene and it is considered by officers to be acceptable in terms of the requirements of Policies SP16 and SP20.

### Impact on Amenity

The occupiers of No. 16 Little Dale have objected to the current application raising amenity concerns, they consider the extension to be overbearing and visually intrusive. They state that the window in the north wall will overlook their property adversely their privacy and adversely affecting the daylight enjoyed by their rear facing windows. Concern is also raised about reduced parking spaces on the driveway. The remaining driveway would have a length of approximately 20 metres. The objectors' full response to the proposal can be viewed on the Council's website.

It is the officer's opinion that the scheme as submitted closely follows the form of the previously approved proposal. The extension is located no nearer the side boundary and has the same eaves and apex heights as previously approved. The front wall of the current proposal is approximately 30 centimetres nearer to the rear wall of No. 16 Little Dale but this is not considered to be a significant material difference to the previously approved scheme.

The side facing bedroom window is screened by a 1.96 high fence-however the applicant's agent has offered that this be obscure glazed in order to further protect the amenities of the neighbouring property. The agent's letter in response to the objection is also appended.

No windows are proposed in the western facing wall and as before if permission is granted a condition is proposed to control any additional openings being installed without the grant of a further planning permission.

Subject to controls over obscured glazing and further new openings the amenity impacts of the proposal are considered to be acceptable and in accordance with Policy SP16 and SP20 of the development plan.

**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 SP20 of the Ryedale Plan - Local Plan Strategy.

3 No additional windows and/or doorways shall be inserted in the north west elevation or in the north east elevation of the extension hereby approved without the grant of a further express planning permission.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.

4 Obscure glazing to be provided to the window of Bedroom 3

Reason: To ensure that the amenities of adjacent residents is adequately protected and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy

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

Red line plan Scale 1:2500  
Existing elevations Drawing No. 15-1090-1  
Proposed elevations Drawing No. 15-1090-2 Amended 20.10.2015  
(Narrow side windows added and cross section)

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