

PLANNING APPLICATION REPORT: DELEGATED APPROVAL

Application No. 15/00795/HOUSE
Parish: Pickering Town Council
Applicant: Mr M.N. Walls
Location: 14 Littledale Pickering North Yorkshire YO18 8PS
Proposal: Erection of a single storey side/rear extension

CONSULTATIONS:

Parish Council No objection

Neighbour responses:

Overall Expiry Date: 5 November 2015

SITE:

The site is located within the built up area of Pickering within a relative recent suburban area of the town off Swainsea Lane. Littledale is a street comprised of single storey and two storey dwellings. The application site is located at a chicane in the local estate road which means that the bungalow at number 14 is set well behind the front wall of the house number 16 to the north. It is also set in front of the bungalow at number 12 to the south. The land falls gently from north to south. The existing property is a modest two bedroom bungalow with a detached garage and a sizeable rear garden area

PROPOSAL:

The proposed single storey extension is set to the side and rear of the property, projecting approx 3.15 meters to the rear and approximately 2.2 meters to the side. A gap of approx 1 metre is retained to the side boundary with the neighbouring property at No.16. The dividing fence is shown on the submitted plans raised with additional trellis fencing to a height of 1.96 metres -measured from the neighbouring garden level.

The proposed extension has a hipped roof design and is proposed to be built from matching tiles and brickwork. The scheme has been amended during the processing of the application and no windows are shown on the front facing elevation of the extension. Two side facing windows are shown as high level windows and a section drawing confirms that an internal cill height of 1.69 metres is achieved. This will ensure that concerns regarding overlooking of the adjacent residential curtilage are adequately addressed.

RELEVANT HISTORY:

None relevant

POLICY:

National Policy

NPPF
NPPG

Local Policy

Ryedale Plan - Local Plan Strategy

Policy SP16 Design

Policy SP20 Generic Development Management Issues

APPRAISAL:

The main issues relating to the consideration of this application are .

- . Design and appearance
- . Impact on amenity

Design

The extension is subordinate in scale and not obtrusive in the street scene . It is set well to the rear of the property which limits its impact on the immediate street scene. The existing bungalow is a low profile gabled ended design facing the street . Whilst the extension has a hipped roof form (in order to reduce its impact in terms of shadowing on the neighbours garden area) it is subordinate and in general terms the character of the existing dwelling is considered to be adequately respected.

Impact on amenity

The scheme has been amended on two occasions -largely to address amenity impacts and to overcome the concerns and objections expressed to the officer by the occupiers of number 16 Littledale.

The amended plans shown a hipped roof design, high level windows on the side facing wall of the extension and no windows in the front facing wall. These are considered to address concerns relating to potential loss of privacy and daylight/sunlight impacts. Subject to control over materials and any further new openings being inserted in the walls of the extension it is considered that the scheme is acceptable in terms of Policies 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.

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- 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 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.

SIGNED:

Head of Planning & Housing

Date:

18.11.2015
