

**Item Number:** 8  
**Application No:** 17/00518/HOUSE  
**Parish:** Ampleforth Parish Council  
**Appn. Type:** Householder Application  
**Applicant:** Mr J Borrett  
**Proposal:** Erection of a single storey extension to the front (east) elevation facing the driveway  
**Location:** The Old House Main Street Ampleforth North Yorkshire YO62 4DA  
  
**Registration Date:** 4 May 2017  
**8/13 Wk Expiry Date:** 29 June 2017  
**Overall Expiry Date:** 9 June 2017  
**Case Officer:** Joshua Murphy **Ext:** 329

#### **CONSULTATIONS:**

**Parish Council**  
**Building Conservation Officer** Some concern regarding Cumulative Impact  
  
**Neighbour responses:** Mr David Garner,

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#### **SITE:**

The Old House is located within the Ampleforth Conservation Area and within the Area of Outstanding Natural Beauty. It faces 1 Foxglove Cottage, which is a Grade II listed building. The Old House is located on the eastern end of Main Street on the south side of the road with its gable end to the road. It is a long, relatively narrow stone and pantile building set below the level of the road, running down the length of the plot down the hill. It is believed that Old House was formerly 3 cottages, and the architecture of the building would support this.

#### **PROPOSAL:**

Erection of a single storey extension to the front (east) elevation facing the driveway. The proposal is to be measured at 2.15m in width by 5.25m in length. It will have a ridge height of 1.8m raising by 0.2m at the lowest point.

#### **HISTORY:**

There is no relevant planning history

#### **POLICY:**

The Ryedale Plan - Local Plan Strategy (2013)  
Policy SP12 Heritage Policy  
SP16 Design  
Policy SP13 Landscapes  
Policy SP20 Generic Development Management Issues

National Planning Policy Framework (2012)  
Chapter 7. Requiring good design  
Chapter 12. Conservation and enhancing the historic environment

## **APPRAISAL:**

The main considerations in relation to the application are:

- i) Form and Character
- ii) Neighbouring Impact
- iii) Impact on AONB and Conservation Area

### **i) Form and Character**

The proposal is for the erection of a single storey extension to the front elevation of the dwelling. The proposal measures 2.15m in width by 5.25m in length. It is a lean to form with a high point of 3.6m and an eaves level of 2.5 metres. The external materials will include random Sandstone walling and a clay pantiled roof. The windows will be reused from the existing dwelling.

An objection from the occupier of 1 Foxglove Cottage states that the proposal would "represent over development of an restricted site" However, it is considered that the extension is relatively small in scale and relates well to the host dwelling. The dwelling has also been converted into one dwelling from three for a long period of time. It is therefore considered that the proposal is subservient in scale and that it would not create the loss of a substantial amount of amenity area. In the view of officers objections to the proposal on the grounds of overdevelopment are not sustainable.

It is considered that the proposal is in compliance with Policy SP16 (Design) of the Ryedale Local Plan Strategy.

### **ii) Neighbouring Impact**

The proposal site does not face any immediate neighbours and would not be clearly visible from most public vantage points. The extension is set back from the road (in excess of 18 metres). The proposal also does not create any additional openings, it only replaces the those existing. As such the development is considered to not create a material adverse impact upon neighbouring amenity, and it therefore complies with Policy SP20 of the Ryedale Plan - Local Plan Strategy in this respect.

### **iii) Impact on AONB and Conservation Area**

The proposal is located both in the Area of Outstanding Natural Beauty and the designated Conservation Area. The neighbouring objection suggests that the proposal would detract from the character of the dwelling therefore would be an inappropriate addition to the Conservation Area. The Councils Building Conservation Officer has considered the submitted scheme and raises no objections in terms of its impact on the setting of the adjacent listed building or on the designated conservation area - the character of which is considered to be preserved.

There is not considered to be any adverse impact on the wider AONB landscape . Due to its location and small scale the character of the Conservation Area is preserved and the duty under Section 72 of The Planning (Listed Building and Conservation Areas) Act 1990 is satisfied.

In the light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP12, SP13, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework.

The proposal is therefore recommended for approval.

**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, details and samples of the materials to be used on the exterior of the proposed building(s) shall be submitted to and approved in writing by the Local Planning Authority. No variation of the approved materials shall be undertaken without the express consent in writing of the Local Planning Authority.  
  
Reason:- To ensure a satisfactory external appearance.
- 3 Before the development hereby permitted is commenced the developer shall construct on site for the written approval of the Local Planning Authority a one metre square free standing panel of brickwork of the type of brick to be used in the construction of the building. The brickwork panel so constructed shall be retained only until the development has been completed.  
  
Reason:- To ensure a satisfactory external appearance.
- 4 The development hereby permitted shall be carried out in accordance with the following approved plan(s):  
Proposed Plans - Drawing No: JB201704-02  
Site Location Plan - Stamp Dated 4/05/17  
Design and Access Statement  
  
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