

**Item Number:** 11  
**Application No:** 17/00720/FUL  
**Parish:** Rillington Parish Council  
**Appn. Type:** Full Application  
**Applicant:** Rillington Pre-School (Mrs Helen Atkinson)  
**Proposal:** Erection of detached shed within existing walled area (retrospective application)  
**Location:** Rillington Village Hall 2-8 Scarborough Road Rillington Malton North Yorkshire YO17 8LH  
  
**Registration Date:** 14 June 2017  
**8/13 Wk Expiry Date:** 9 August 2017  
**Overall Expiry Date:** 18 July 2017  
**Case Officer:** Joshua Murphy **Ext:** 329

**CONSULTATIONS:**

<b>Parish Council</b>	No objection
<b>Archaeology Section</b>	No objections
<b>Neighbour responses:</b>	N Ravis, Mr & Mrs McGill,

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**SITE:**

Rillington Village Hall is located to the south side of Scarborough Rd (A64) adjacent to the junction with High Street in the centre of the village. Rillington Pre School operates from the hall through the weekdays.

**PROPOSAL:**

Erection of detached shed within existing walled area (retrospective application) The shed is located at the back of the site and replaces two smaller timber sheds. The shed measures 4 metres by 3.5 metres and has eaves and apex heights of 2.1 and 3.16 metres respectively. It is used to store toys and equipment

**HISTORY:**

17/00032/UD - Erection of a metal clad outbuilding (Enforcement Enquiry)

**POLICY:**

The Ryedale Plan - Local Plan Strategy (2013)  
SP11 Community Facilities and Services  
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 in relation to the application are:

i) Form and Character

- ii) Principle of development
- iii) Neighbouring Impact
- iv) Other Matters

i) Form and Character

The proposed shed measures 3.5m in width by 4m in length, with a eaves height of 2.1m and a ridge height of 3.1m. The shed, including the roof is constructed from composite panels, which are in grey and anthracite finish.

Although the shed is the largest structure within the curtilage of the village hall , it is considered to be appropriate in terms of its scale to serve as a toy and equipment store. It is sited in the corner of the yard out of direct sight from public vantage points. It is considered that the proposal is in compliance with Policy SP16 (Design) of the Ryedale Local Plan Strategy.

ii) Principle of development

Community facilities are important elements that contribute to the valued quality of life in the District and which also help to support sustainable communities. In Ryedale the loss of such facilities can have a major impact on the vitality of local communities, once lost, these facilities can be difficult to replace. Projects which help to improve access to existing services and facilities or involve the creation of new facilities will be supported.

The application is retrospective, the proposed shed has already been erected on site.

The shed is to provide storage in relation to the Pre School which operates from the Village Hall Monday to Friday. The shed has replaced two older wooden sheds, which were replaced when the new gas tanks and pipes were installed.

It had been advised that for safely reasons, that the wooden sheds needed replacing and that they should moved away from the gas tank. The new location and material of the shed is considered to be more appropriate in the circumstances. It is considered that in line with the policies set out in the NPPF and Local Plan Strategy, that the proposal is considered to support an essential community facility. As such the principle of the proposed development is considered to be acceptable on its planning merits.

iii) Neighbouring Impact

There has been a objection from the occupiers of the adjacent neighbouring property (The Old Schoolhouse, 10 Scarborough Rd).

The objection relates to the adverse impact upon the neighbouring amenity. Citing the following points:-

- The structure results in the loss of amenity due to dominance of the shed, caused by height, colour, proximity and size of the structure.
- The structure viewed from all aspects has a negative visual impact
- The structures closeness to the boundary causes a greater sense of enclosure

The full response can be viewed on the councils website

It is considered that the shed is acceptable in terms of the design and use of materials. The materials have been chosen for practicality and the finish is considered to be subtle. The location of the shed is sited at the far south east corner of the Village hall yard. Although the shed can be seen from the neighbouring garden, the shed is screened protected by a tall boundary wall and the ground level where the shed stands, is considerably lower than the neighbouring garden.

From most aspects of the neighbouring garden, the shed is also screened due to similar structures in the

garden, blocking the direct view. The location of the shed is similar to the siting of the previous 2no sheds , which have been removed.

Although larger in size, it is considered that the single, larger shed has limited additional impact on the neighbour. It is also of note that if such development were constructed within a residential property, the shed would be considered "Permitted Development".

Overall it is considered that the adverse impact upon the neighbouring amenity is minimal. As such the development is deemed to not create a material adverse impact upon neighbouring amenity, and it therefore complies with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

iv) Other Matters

There has also been concern raised in relation to the LPG tank located adjacent to the shed. The LPG tank is positioned 2.4 metres away from the shed with a fire wall in between and bollards surrounding the tank.

The siting of the tank corresponds with Health and Safety regulations and was installed by accredited calor gas representatives.

Rillington Parish Council have no objection to the proposal.

In the light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP11, 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.

**RECOMMENDATION:                      Approval**

- 1            The development hereby permitted shall be carried out in accordance with the following approved plan(s):  
Proposed Plans - Stamped Dated 14/06/17  
Site Location Plan - Stamp Dated 14/06/17

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