

Item Number: 8
Application No: 17/00459/HOUSE
Parish: Welburn (Malton) Parish Council
Appn. Type: Householder Application
Applicant: Mr Russell Smalley
Proposal: Erection of detached single storey garage
Location: Cragside Crambeck Welburn Malton YO60 77ELEL

Registration Date: 2 May 2017
8/13 Wk Expiry Date: 27 June 2017
Overall Expiry Date: 11 July 2017
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Paul Jackson AONB Manager	No objection in principle, but some concerns
Parish Council	Object
Highways North Yorkshire	Conditions
Paul Jackson AONB Manager	
Parish Council	Objection regarding materials is still a concern
Paul Jackson AONB Manager	concerns

Neighbour responses: Mrs Barbara Dunn,

SITE:

Cragside is a dwelling located within Crambeck. The site is also located within the Howardian Hill Area of Outstanding Natural Beauty (AONB)

PROPOSAL:

Erection of detached single storey garage

HISTORY:

06/01006/FUL - Erection of a two-storey and a single-storey extension

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)

Policy SP13 Landscapes
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) Design
- ii) Impact on the AONB
- iii) Neighbouring Impact
- iv) Highway Safety

i) Design

The application is for the erection of a detached garage. The garage is to measure 4.2m in width by 7.4m in length, with an eaves height of 2.4m and ridge height of 3.9m. The walls will be constructed of white rendered stone with exposed stone quoins and a slate roof. The design of the proposal is common throughout the area and is considered to enhance the property's front elevation. It is considered that the proposal is in conformity with Policy SP16 of the Ryedale Plan - Local Plan Strategy.

ii) Impact on the AONB

The NPPF states that great weight should be given to conserving landscape and scenic beauty in Areas of Outstanding Natural Beauty, which have the highest status of protection in relation to landscape and scenic beauty.

The AONB manager has been consulted and although he does not object to the principle to the garage, has some concerns with the design having an impact onto the AONB. The Parish Council also raise the same concern, which is in regards to the render stone on the front elevation. Both consultees consider that the front elevation should be natural stone and not rendered. However, it is the officers opinion that the rendered finish and stone quoin detail reflects the local vernacular within the AONB, especially with examples of similar designs on Cragside itself and other properties in the locality. The extension to the east of the proposal, which features rendered white finish with exposed quoins, corresponds identically with the design of the proposed garage. There is also an example of a almost identical design at a neighbouring property. The other garages in the local proximity do not follow any design criteria and consist of other materials including wood. Although the materials used on the garage do not directly correspond with the front elevation of the host dwelling it is considered that this design is acceptable in this location within the AONB subject to careful consideration over the final colour of the render and the stone quoins.

It is considered thought that the principle and overall architectural design is in conformity with Policy SP13 of the Ryedale Plan - Local Plan Strategy

iii) Neighbouring Impact

There are no dwellings immediately adjacent to the western boundary where the garage is proposed to be sited. The proposal is well screened as the land rises to the west and it will be screened by the host dwelling to the east.

It is considered that this will be no material adverse impact upon neighbouring amenity. The proposal therefore complies with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

iv) Highway Safety

As originally submitted the garage was sited directly adjacent to the road. This issue was raised by numerous parties including NYCC - Highways and also the case officer. Amended plans have been received showing the garage set further back to the site and there is no highway objection to the revised siting.

It is considered that the proposal meets the relevant policy criteria outlined within Policies 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 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Site location plan
Garage Plans 1-3

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