

Item Number: 11
Application No: 17/00703/HOUSE
Parish: Sheriff Hutton Parish Council
Appn. Type: Householder Application
Applicant: Mrs Linzi Ainley
Proposal: Erection of a two storey extension to rear elevation
Location: Box Tree Cottage Church End Sheriff Hutton North Yorkshire YO60 6SY

Registration Date: 7 June 2017
8/13 Wk Expiry Date: 2 August 2017
Overall Expiry Date: 20 July 2017
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Parish Council No views received to date
Building Conservation Officer No Objection
Neighbour responses: Mr Stuart Stark

SITE:

Box Tree Cottage is a two storey dwelling house located within the village of Sheriff Hutton and within the development limits. The dwelling is also sited within the Sheriff Hutton Conservation Area.

PROPOSAL:

The proposal includes the erection of a two storey extension to rear elevation. The extension will measure 4.6m in length by 4.2m in width, with an eaves height of 4.4m and a ridge height of 6m.

HISTORY:

07/00240/FUL - Erection of two storey extension to the rear - Approval

POLICY:

The Ryedale Plan - Local Plan Strategy (2013)
Policy SP12 Heritage
Policy SP13 Landscapes
Policy SP16 Design
Policy SP19 Presumption in Favour of Sustainable Development
Policy SP20 Generic Development Management Issues

Planning (Listed Buildings and Conservations Areas) Act 1990
Section 72

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

APPRAISAL:

The main considerations to be taken into account are:

- i) Design
- ii) Impact upon the Sheriff Hutton Conservation Area
- iii) Impact upon neighbouring amenity

i) Design

The proposal is to erect a 2 storey extension on the rear elevation of the dwelling. The extension is to measure 4.6m in length by 4.2m in width, with an eaves height of 4.4m and a ridge height of 6m. The extension also features a small lean-to to the side elevation. All materials to be used are to correspond with the existing dwelling, which includes brickwork and clay pantiles. The roof pitch and scale of the extension relate well to the existing property.

As such, it is considered that the proposal is appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form, and use of material in accordance to SP16 Design.

ii) Impact upon the Sheriff Hutton Conservation Area

Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 states:

'In the exercise of planning functions in respect of Conservation Areas 'Special attention shall be paid to the desirability of preservation or enhancing the character or appearance of that area'

The proposal is sited at the rear of the dwelling and as such there are limited views of the proposal from the public realm. The site also benefits from a shrub lined boundary treatment which will also soften the impact of the extension from any potential views.

Overall the extension is of a typical design for this building and the area and is an appropriate design in the Conservation Area. The Building Conservation Officer has no objections to the proposal and it is therefore considered to be in conformity with Policy SP12 (Heritage).

iii) Impact upon neighbouring amenity

There has been an objection from the neighbour at Corner Cottage. This is the immediate neighbour site on the western boundary. The objection states although there is no objection to the principle of the proposal, it is believed that the extension will cause a loss of light to the neighbouring property.

However, officers consider that there is a sufficient amount of distance between the extension and the closest neighbouring property. The scale of the extension is also of a modest size. It is considered there would not be an unacceptable loss of light to the neighbouring property as a result of the proposal.

It should be noted that there was a previous approval for this site which featured an extension of a similar scale, (07/00240/FUL).

The objection also refers to construction traffic, however this is not a significant material consideration in relation to this application.

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

In light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP12, 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):

Proposed Plans - Drawing No: LA201705-2

Site Location Plan - Drawing No: NYK 157001

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