

Item Number: 12
Application No: 17/00719/FUL
Parish: Ampleforth Parish Council
Appn. Type: Full Application
Applicant: Mr & Mrs G Benson
Proposal: Erection of a detached three-bedroom dwelling following demolition of existing attached outbuilding and detached garage
Location: Land Adjacent 8 Valley View Ampleforth North Yorkshire

Registration Date: 12 June 2017
8/13 Wk Expiry Date: 7 August 2017
Overall Expiry Date: 21 July 2017
Case Officer: Alan Hunter **Ext:** Ext 276

CONSULTATIONS:

Yorkshire Water Land Use Planning	No views received to date
Paul Jackson AONB Manager	No comments
Parish Council	No views received to date
Highways North Yorkshire	Recommends conditions

Neighbour responses: Mr Andrew Russell, Mr & Mrs Watson, Mr & Mrs Nathan Venable,

SITE:

The application site comprises the side garden of 8 Valley View Ampleforth. It approximately measures 10m in width and 30m in depth at its greatest. The site is located within the development limits of Ampleforth. Valley View comprises an estate of mainly post-war semi-detached dwellings. Ampleforth is located within the Howardian Hills Area of Outstanding Natural Beauty.

PROPOSAL:

Planning permission is sought for the erection of a 3-bed detached dwelling that will have a footprint of 8.8m in width and 10m in depth (if the single storey elements are included) and be 4.5m to the eaves height and 8.8m to the ridge height. It is proposed to erect the dwelling of brick under a natural clay pantile with UPVc doors and windows.

HISTORY:

2017: Planning application withdrawn for the erection of a 3- bed dwelling.

POLICY:

National Policy NPPF 2012
National Policy NPPG 2014

SP1 - General Location of Development and Settlement Hierarchy
SP2 - Delivery and Distribution of New Housing
SP4 - Type and Mix of New Housing
SP16 - Design
SP19 - Presumption in favour of sustainable development
SP20 - Generic Development Management Issues

APPRAISAL:

The main considerations in relation to this application are:

1. The principle of the proposed development;
2. The siting, scale and design of the proposed dwelling and its impact upon the character and appearance of the area;
3. Whether the proposal will have an adverse effect upon the amenity of the adjoining neighbours;
4. The level of residential amenity available for the proposed and retained dwelling;
5. Highway safety;
6. Drainage; and
7. CIL

The application site is located within the development limits of Ampleforth, a designated Service Village in accordance with the Local Plan Strategy. Policy SP2 permits infill development within a 'continually built frontage'. In this case it is considered that the site, can be considered an infill plot and there is no objection to the principle of residential development.

Policy SP16 of the Local Plan Strategy states:

'Development proposals will be expected to create high quality durable places that are accessible, well integrated with their surroundings and which:

- *Reinforce local distinctiveness*
- *Provide a well-connected public realm which is accessible and usable by all, safe and easily navigated*
- *Protect amenity and promote well-being.*
- *To reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including:*
- *Topography and landform that shape the form and structure of settlements in the landscape*
- *The structure of towns and villages formed by street patterns, routes, public spaces, rivers and becks. The medieval street patterns and historic cores of Malton, Pickering, Kirkbymoorside and Helmsley are of particular significance and medieval two row villages with back lanes are typical in Ryedale*
- *The grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings*
- *The character and appearance of open space and green spaces including existing Visually Important Undeveloped Areas (VIUAs) or further VIUAs which may be designated in the Local Plan Sites Document or in a Neighbourhood Plan. Development proposals on land designated as a VIUA will only be permitted where the benefits of the development proposed significantly outweigh the loss or damage to the character of the settlement*
- *Views, vistas and skylines that are provided and framed by the above and/or influenced by the position of key historic or landmark buildings and structures*
- *The type, texture and colour of materials, quality and type of building techniques and elements of architectural detail' In this case, the proposed dwelling is a detached dwelling, set back from the front of No. 8 by approximately 0.3m. Its eaves and ridge heights are the same as No. 8, and its depth and width are broadly comparable.*

There is a strong character along Valley View of post-war semi detached properties with spaces between the properties and single storey outhouses located to the sides of properties. The character of the area also includes the properties on Geldgate, which are also post-war housing that appear as terraced dwellings. The plot in question is located at the end of the properties on the southern side of Valley View. The side garden is large compared to the other properties in the area. Ampleforth is a Service Village and a focus for new growth. It is considered that a single dwelling could be

accommodated on this site without adversely affecting the character and appearance of the area. The majority of open spaces will be maintained, including the large open space to the western side.

The design proposed is consistent with the design and scale of the surrounding properties. It is therefore considered to comply with Policy SP16 and SP20 of the Local Plan Strategy.

Both the existing and proposed dwelling are considered to have a satisfactory level of residential amenity. There are existing properties located to the rear on Geldgate, and there is a back-to-back separation distance of approximately 27m between those and the proposed dwelling, together with a substantial hedge on the rear boundary. The proposed dwelling is not considered to have an adverse effect upon the amenity of the adjoining neighbours.

The proposed parking for the existing property is to the front, and for the proposed dwelling it is to be at the rear. Whilst parking areas to the rear are preferable there are other properties in the locality where cars are parked to the front and no planning permission would be required for this to take place in any event.

The local Highway Authority has no objections to the proposal subject to conditions

Foul and surface water is proposed to be drained via the mains, and there is no objection to this arrangement.

The development would be chargeable to CIL at £85m2.

Three objections have been received. These raise the issue of potential overlooking towards the properties on Geldgate, loss of view, the impact upon the proposal upon character and appearance of the area, off-street parking. It is not considered to be reasonable to object to the potential overlooking towards No. 12 Geldgate because of the separation distances and position of existing properties (which exceed development industry 'norms'). There is no right to a view and as a result this is not a material planning consideration. The impact upon the character of the area and parking provision has been addressed above and these matters are not considered to be grounds to refuse this application.

In view of the above, the recommendation is one of approval.

National Planning Policy Framework

National Planning Practice Guidance

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing

Local Plan Strategy - Policy SP3 Affordable Housing

Local Plan Strategy - Policy SP4 Type and Mix of New Housing

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources

Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Local Plan Strategy - Policy SP22 Planning Obligations, Developer Contributions and the Community Infrastructure Levy

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.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP20 of the Ryedale Plan, the Local Plan Strategy

- 3 The development hereby permitted shall be carried out in accordance with the following approved plan(s):.

Drawing No. 03

Drawing No. 01

Reason: For the avoidance of doubt and in the interests of proper planning.

- 4 Before the commencement of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, full details of the materials and design of all means of enclosure shall be submitted to and approved in writing by the Local Planning Authority. Thereafter these shall be erected prior to the occupation of any dwelling to which they relate.

Reason:- To ensure that the development does not prejudice the enjoyment by the neighbouring occupiers of their properties or the appearance of the locality, as required by Policy SP20 of the Ryedale Plan, the Local Plan Strategy.

- 5 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted development) Order 2015 (or any Order revoking, re-enacting or amending that Order), development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Addition to the roof of a dwellinghouse

Class C: Any other alteration to the roof of a dwellinghouse

Class D: Erection or construction of a domestic external porch

Class E(a): Provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwellinghouse or the maintenance, improvement or other alteration of such a building or enclosure.

Reason:- To ensure that the appearance of the area is not prejudiced by the introduction of unacceptable materials and/or structure(s) and to satisfy Policy SP20 of the Ryedale Plan, the Local Plan Strategy.

- 6 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

d. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6.

h. The final surfacing of any private access within 1.0 metres of the public highway boundary shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

- 7 No dwelling shall be occupied until the related parking facilities have been constructed in

accordance with the approved drawing number 01 (Site Details - Revised). Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: In accordance with Policy SP20 of the Local Plan Strategy and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.

- 8 No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase:

- a. the parking of vehicles of site operatives and visitors
- b. loading and unloading of plant and materials
- c. storage of plant and materials used in constructing the development
- d. wheel washing facilities
- f. measures to control the emission of dust and dirt during construction
- g. a scheme for recycling/disposing of waste resulting from demolition and construction work

Reason: In accordance with Policy SP20 of the Local Plan Strategy and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
National Planning Policy Framework
Responses from consultees and interested parties

INFORMATIVE:

- 1 You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.

Reason: In accordance with Policy SP20 of the Local Plan Strategy and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience