

Item Number: 14
Application No: 17/00752/HOUSE
Parish: Coulton Parish Council
Appn. Type: Householder Application
Applicant: Ian Mosey Ltd (Mr Ian Mosey)
Proposal: Erection of single storey extension to south elevation of 'east wing' and raising of roof height to include installation of rooflights to south elevation roofslope and dormer windows and rooflights to north elevation roofslope, together with installation of timber framed glazing to east gable.
Location: Montreal Grange Coulton Lane Coulton Helmsley YO62 4NQ
Registration Date: 27 June 2017
8/13 Wk Expiry Date: 22 August 2017
Overall Expiry Date: 29 August 2017
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Parish Council Supports.
Paul Jackson AONB Manager No objection, although details some observations.

Neighbour responses:

SITE:

Montreal Grange is located in Coulton, adjacent to Coulton Lane. The dwelling is also sited within the Howardian Hills Area of Outstanding Natural Beauty.

PROPOSAL:

The application is for the erection of a single storey extension to the south elevation of the 'east wing' together with installation of timber framed glazing.

It also includes the raising of the roof height by 1.4m which will include installation of rooflights to south elevation roofslope and rooflights to north elevation roofslope, in order to provide additional accommodation at the first floor level.

HISTORY:

03/01243/FUL - Change of use of agricultural buildings to single 4-bedroom dwelling with associated garage block and revised vehicular access.

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)

APPRAISAL:

The main considerations to be taken into account are:

- i) Design
- ii) Impact upon the AONB
- iii) Impact upon neighbouring amenity

i) Design

The first part of the proposal features the erection of the extension to the east wing of the dwelling. This is to measure 6m in width by 8.4m in length, with an corresponding ridge height of 6.9m. Officers had concerns regarding the design of this element including the type of windows proposed. The gable end and lean too extension featured a large amount of glazing. As such the previously top hung windows were considered to be too domestic in design and did not correspond well with the converted barn. Revised plans were submitted and although the large areas of glazing remains, the single pane windows surrounded with the oak timber frame are commonly seen in contemporary approaches to in modern barn conversions.

The other part of the application features the raising of the roof height in order to provide liveable 1st floor accommodation on east wing of the dwelling. The main visible external difference would be that both the first floor ridge and eaves are set below that of the existing two storey element of the converted barn. The dormer windows have been deleted and replaced with Velux windows and the overall appearance is considered to be more in keeping with the exiting barn.

It is considered therefore 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 and the proposal accords with Policy SP16 Design.

ii) Impact upon the AONB

Policy SP12 - Landscapes states that, The natural beauty and special qualities of the Howardian Hills Area of Outstanding Natural Beauty (AONB) will be conserved and enhanced and the impact of proposals on the AONB and its setting will be carefully considered.

The site is located within the AONB. The AONB Manager at North Yorkshire Country Council has been consulted and raised some observations to the initial scheme but did not have any objection in principle. The observation is in relation to the glazing on the east wing and the glare or reflections caused. However, this elevation faces upon open fields and there are no public views of the end gable. It is considered that the design has no wider adverse impact on the AONB and there the proposal is in conformity with Policy SP13 of the Ryedale Plane - Local Plan Strategy.

iii) Impact upon neighbouring amenity

An objection was raised to the initial scheme from the immediate neighbour at Montreal Farm. The objection related to the potential dominance that the raising of the roof, erection of the extension and new windows may cause. However, revised plans have been submitted. These plans included the reduction of the ridge height, which is now in line with the east wing, as stated above. There are already 2no rooflights on the existing south elevation, with 3no to be proposed. It is considered due to the scale of the proposed rooflights these would not have a adverse impact. The extension on the south elevation will also not be seen from the neighbouring dwelling as a result of the large brick wall which divides the properties.

The revised plans are the subject of reconsultation, with no response received to this date. it is officers opinion that the revised scheme does not have material adverse impact on the neighbouring dwelling. Any further comments received will be added to the late pages or at the meeting. The Parish Council do

not object to the proposal.

In the light of the above, the proposal is considered to meet 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 subject to the following conditions.

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 Prior to the commencement of the development hereby permitted, 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 Policies SP16 of the Ryedale Plan - Local Plan Strategy.

3 Prior to the commencement of the development hereby permitted, the developer shall construct on site for the written approval of the Local Planning Authority, a one metre square free standing panel of the external walling to be used in the construction of the building. The panel so constructed shall be retained only until the development has been completed.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP16 of the Ryedale Plan - Local Plan Strategy.

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

Proposed Plans - Drawing No: 1050760/04 B
Site Location Plan - Drawing No: YESRU1050760/02
Site Layout Plan - Drawing No: YESRU1050760/01

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