

Item Number: 8
Application No: 17/00418/HOUSE
Parish: Terrington Parish Council
Appn. Type: Householder Application
Applicant: Mr & Mrs J Green
Proposal: Installation of 3no roof lights to the inner roof slope of the main dwelling and the erection of a single storey rear extension incorporating 4no roof lights in the west facing roof slope and 3no sections of patent glazing to the east facing roof slope
Location: Chantry Cottage Main Street Terrington Malton YO60 6PT
Registration Date: 18 April 2017
8/13 Wk Expiry Date: 13 June 2017
Overall Expiry Date: 19 October 2017
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Parish Council	Support
Parish Council	No objections
Building Conservation Officer	No objection
Neighbour responses:	Mr Chester Hoy, Tina Hoy,

SITE:

Chantry Cottage is located to the south of Main Street in Terrington and fronts the street. The dwelling is of traditional design and is built of stone under a pantile roof. The two storey cottage has been extended to the rear to form a double gabled dwelling with valley gutter between the main sections of the house. The property has also been further extended to the rear in the form of a mono pitch/ lean to extension and a flat roof extension. The flat roof extension adjoins an existing single storey outbuilding which has been converted into living accommodation. This converted building and a further outbuilding to the south run along a section of the western boundary of the property.

The site is located within the village Development Limits and the Terrington Conservation Area. The site is also located within the Howardian Hills Area of Outstanding Natural Beauty (AONB).

PROPOSAL:

The proposal is to erect a new single storey extension to the rear of the property in order to replace the existing flat roofed extension and in place of the existing single storey converted outbuilding. It will extend approximately two metres further into the site than the existing converted outbuilding and the roof height will be approximately 3.7 m to the ridge.

The internal facing eastern elevation of the extension will consist of full height glazed windows and doors in an oak frame. Three sections of patent glazing are also included on the eastern roofslope of the proposed extension. The western elevation of the extension will be constructed of reclaimed stonework. Four velux conservation rooflights are proposed on the western facing roofslope, together with an inverted dormer window where the new extension abuts an existing first floor window in the rear elevation of the dwelling house.

In addition, the application includes the installation of three rooflights to the inner roofslope of the main dwelling and proposes to raise the roof pitch of the existing mono pitch extension to 30 degrees.

The development will be within the curtilage of the existing property. The new extension will be set back 200 mm from the boundary with the neighbouring property to the west.

HISTORY:

There is no relevant planning history for this site.

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 of the Planning (Listed Buildings and Conservation Areas) Act 1990 makes it clear that in the exercise of planning functions within a Conservation Area, special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area.

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:

- o Design
- o Impact upon the Terrington Conservation Area
- o Impact upon the Howardian Hills AONB
- o Impact upon neighbouring amenity
- o Other Issues - Consultation Responses

Design

The proposed single storey extension is subservient in scale to the host dwelling. The scale and form of the extension reflects the scale and orientation of traditional outbuildings which are a common feature to the rear of traditional properties in villages with a predominantly linear form.

The design of the alterations is considered to improve the appearance and architectural merit of the rear elevation of the property, mainly through the removal of the existing flat roofed extension. It is considered that the contemporary design of the extension enhances the architectural merit of the rear of the property. The materials proposed are considered to be acceptable and reflect those used in the host dwelling.

As such, it is considered that the proposal is appropriate and sympathetic to the character and appearance of the existing building and the locality. In this respect, the proposal is considered to be in accordance with Policies SP 16 and SP 20 of the Ryedale Plan - Local Plan Strategy.

Impact upon the Terrington Conservation Area

As noted above, the scale and form of the extension reflects the scale and orientation of traditional outbuildings which are a common feature to the rear of traditional properties in villages with a predominantly linear form. The proposed new rooflights to the main dwelling will be positioned on the inner roof slope and will not be visible from the main street. From the street only glimpsed views will be afforded of the rooflights on the western roofslope of the proposed extension. It is proposed that these rooflights will be the velux conservation type and in this respect they will be of a traditional appearance and are designed to sit low against the roofslope. It is considered that the proposed development would not have an adverse effect on the character and appearance of the Conservation Area and as such, the proposals are in accordance with Policy SP12 of the Ryedale Plan - Local Plan Strategy.

The Building Conservation Officer has no objection to the development proposed.

Impact upon the Howardian Hills AONB

The traditional form and appearance of villages within the AONB are an important element of the special qualities and character of the protected landscape. The proposed works are within the curtilage of the existing property which is located within the main built area of the village. The extension reflects the traditional scale and orientation of outbuildings traditionally associated with dwellings within the village. Therefore, in terms of siting and design, it is considered that the proposal would not have an adverse impact on the natural beauty and special qualities of the Howardian Hills AONB. In this respect, the proposal is considered to be in accordance with Policy SP13 (Landscapes) of the Ryedale Plan - Local Plan Strategy.

No comments have been received from the AONB Manager.

Impact upon neighbouring amenity

The proposed extension is adjacent to the boundary with the neighbouring property to the west (Church View Farmhouse). For the most part it will occupy a similar position to the existing single storey outbuilding although a pitched roof will cover the section currently occupied by Chantry Cottage's flat roof extension. From the neighbouring boundary, the extension will be approximately 0.7 m higher than the height of the existing wall of the outbuilding at its highest point and approximately 1 metre higher in the section currently occupied by the flat roof extension. The relatively limited increase in height is in part due to the fact that the ground level of the neighbouring property is higher than the application site and the internal floor level of the proposed extension is lower than the neighbouring ground level. In this respect, it is considered that the proposed extension would not result in any overbearing effect for the occupants of the neighbouring property.

The lower internal floor level will also mean that overlooking of the neighbouring property from the proposed rooflights will not occur. A section of the wall of the proposed extension will be lower than the wall that currently exists between Chantry Cottage and the neighbouring property to the west. It is considered however, that together, the new wall and the proposed pitched roof in this location, will not undermine the privacy of the occupants of the adjacent dwelling.

In this respect, the proposal is considered to be in accordance with Policy SP 20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

Other Issues - Consultation Responses

The Parish Council has no objections to the development proposed

Objections have been received from the occupiers of the neighbouring property (Church View Farmhouse) to the west. Full details are on the Council's web-site. A summary of the issues raised in response to the scheme and amendments to it are as follows:

- o Description of the works is confusing and misleading
- o The Design and Access Statement has not been updated to reflect amended plans and therefore the application is misleading
- o Concern over the rooflights in terms of privacy, aesthetics and noise
- o The rooflights are too large and unsightly and would be particularly visible from our property
- o The rooflights are not in a vernacular tradition
- o The existing wall is higher than the proposed extension and provides more privacy
- o Concerned about the aesthetic appearance of the rainwater goods, which will look odd given the low height of the eaves of the proposed extension
- o Risk of rainwater overflow and maintenance issues
- o A condition should be used to ensure that the new stonework should be random rubble reclaimed natural stone to match the western elevation of the main house and adjoining outbuilding
- o Should be confirmed by a condition that any rooflights permitted on the western elevation should be conservation type
- o Air extraction and flues should not be visible or discharge to the western elevation

The applicant has revised initial plans which were submitted as part of the application in an attempt to address some of the neighbours concerns. (Including revised drawings to clarify distances to the neighbouring property boundary and to ensure no encroachment of rainwater goods into the neighbouring property; deletion of one rooflight originally proposed on the western elevation).

As part of the application process, a reconsultation on a revised/clarified description was undertaken to address any doubt over the development proposed. It is not unusual over the course of an application for plans to be revised, as in this case. All plans/ revised plans represent the development which is applied for and if in the event an application is approved, a standard condition is used to ensure the scheme is built in accordance with the (referenced) plans. The Design and Access Statement is a supporting application document with the purpose of summarising the design intent/rationale. For this reason it is not necessary for a DAS to be continually updated to include detailed design revisions which are made over the course of the application.

The applicants have reduced the size of the rooflights on the western roofslope of the proposed extension and the plans confirm that these are to be conservation type. It is considered that rooflights are a longstanding, traditional way of providing light to vernacular buildings so as to maintain their roof profile. Whilst it is appreciated that the neighbour does not find their use aesthetically pleasing it is considered that on balance, given their size and design they are acceptable in design terms. As considered earlier in this report, the proposed scheme is not considered to reduce the privacy of the occupants of neighbouring properties.

Concerns over the aesthetic appearance and position of the rainwater goods is noted. However, it is considered that it is not uncommon for rainwater goods on properties to be visible by neighbours or from the wider public realm.

Conditions are proposed to confirm the specification of materials. The development will need to be developed in accordance with the plans which show no flues or extractor vents to be visible or to discharge from the western elevation.

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

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

3 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.

4 Western elevation of extension to be constructed of random rubble reclaimed natural stone to match the western elevation of the main dwelling