

Item Number: 9
Application No: 17/00811/HOUSE
Parish: Wombledon Parish Council
Appn. Type: Householder Application
Applicant: Mr S Gridley
Proposal: Erection of single storey extension to north elevation to form workshop and double garage, erection of covered porch area to west elevation, rebuilding and extension of existing garage to form summer room to include monopitch roof, and raising of roof pitches to north elevation following removal of dormer window (revised details to approval 15/01469/HOUSE dated 09.02.2016) - part retrospective application
Location: High Bank High Street Wombledon Kirkbymoorside North Yorkshire YO62 7RR

Registration Date: 10 August 2017
8/13 Wk Expiry Date: 5 October 2017
Overall Expiry Date: 23 October 2017
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Parish Council Objects - the work carried out bares little resemblance to the plans submitted
Parish Council Objects.
Neighbour responses: Mr Graham Dowse, John Thorndycraft & Angela Fawcett,

SITE:

The application site contains an existing detached dwelling house which is set well back from the adjacent highway at the northern end of the built up area of the village of Wombledon. The property is a relatively modern addition to the village (believed to date from the 1960's or 1970's) and is not of a traditional vernacular design. The site is within the developments limits but located outside of the designated conservation area.

PROPOSAL:

This application is for:

Erection of single storey extension to north elevation to form workshop and double garage, erection of covered porch area to west elevation, rebuilding and extension of existing garage to form summer room to include monopitch roof, and raising of roof pitches to north elevation following removal of dormer window (revised details to approval 15/01469/HOUSE dated 09.02.2016) - part retrospective application.

Planning permission was approved for a smaller scheme in February 2016 under planning reference 15/01469/HOUSE. That scheme included a single store building to the northern side of the existing dwelling however there was no significant projection approved to the front of the dwelling.

Following that application a further application was submitted that proposed an additional garage space to the front of the store under Ref . 16/00672/HOUSE. This was refused planning permission in June 2016 for the following reason:

The proposed development due to its siting, scale and design, considered to result in an overly prominent forward extension to the dwelling that will have an unacceptable impact on the existing street scene, failing to respect both the grain of the settlement and the scale and appearance of the existing dwelling. The proposal is therefore contrary to Policies SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

The current application again proposes a single storey front extension for an attached garage space. As originally submitted the extension continued the eaves an apex height of the earlier approved store (3.4 metres and 5.2metres respectively) forward by approximately 5.5metres. Officers continued to express concerns about the scale and appearance of the proposal which was similar in its design to the refused scheme. As a result of negotiations amended plans have been received which reduce the scale of the proposal by reducing the eaves of the proposal to 2.5 metres and 4.2 metres respectively. This results in a significant 'step down' in the roofline. Copies of the submitted amended plans are appended to this report together with a planning statement submitted by the applicant's agent

Adjacent neighbours and the Parish Council has been re consulted on the amended plans and any further comments will be reported on the Late Pages or at the meeting.

HISTORY:

Ref 15/01469/HOUSE. Approved 9.2.2016

Raising of roof pitch on north side of dwelling to increase first floor accommodation, erection of a single storey workshop extension to the north elevation, rebuild and extend the attached garage to form a summer room to include a monopitch roof and erection of a covered porch area to the west elevation.

Ref 16/00672/HOUSE. Refused 8.6.2016

Erection of single storey extension to north elevation to form workshop and double garage, erection of covered porch area to west elevation, rebuilding and extension of existing garage to form summer room to include monopitch roof, and raising of roof pitches to north elevation following removal of dormer window (revised details to approval 15/01469/HOUSE dated 09.02.2016).

POLICY:

National Planning Policy Framework
Local Plan Strategy - Policy SP12 Heritage
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP20 Generic Development Management Issues

APPRAISAL:

The following matters are considered to be relevant to the consideration of this application:

Design and Appearance
Impact on the designated Conservation Area
Impact on neighbour Amenity
Other matters

Design and Appearance

To accord with Policies SP 16 and 20 and to reinforce local distinctiveness the location siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings. Extensions and alterations are required to be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form and use of materials.

The existing dwelling appears to have in constructed in the 1960's or 1970's and whilst distinctive in appearance is not representative of the local vernacular. In addition the dwelling is sited further back on

its plot than most of the older dwellings in the locality.

The planning permission granted under Ref. 15/01469/HOUSE has already resulted in alterations to the building which have improved its appearance by introducing a greater degree of symmetry to the appearance of the front elevation.

The proposed front extension will project forward by approximately 5.5 metres of the approved store building. However the scale of the extension as now proposed has been reduced by the reduction in its eaves and apex heights as shown on the amended plans. These now show an eaves and apex height of more typical single storey proportions which are also considered to improve the appearance of the proposed extension in terms of its impact on the character of the existing dwelling and the affect of the extension on the immediate street scene.

As amended the design of the proposal is considered to be acceptable and this aspect of Policies SP16 and SP20 are considered to be satisfied.

Impact on the setting of the Conservation Area

As mentioned earlier in this report the site is located cos two but outside of the designated conservation area. The existing property is considered to be an anomaly within the existing street scene in terms. Whilst the proposal could be seen close to the site there are considered to be limited impacts beyond the site and little of any harm to the character or setting of the conservation area as amended. There re considered to be no grounds to refuse the application on Heritage grounds.

Impact on neighbour amenity

The nearest building are to the south and west of the site. The proposal is single storey in scale and located on the northern side of the plot. There is no neighbour to the northern side of the site. Given the degree of separation between the proposal an set nearest neighbour there is considered to be no material adverse affect on any neighbouring residents. This aspect of Policy SP 20 is considered to be satisfied.

Other matters

Third party responses have been received from the Parish Council and two resident who lives in the vicinity of the site in relation to the current application.

The Parish Council have expressed concern that the extension is already under construction and larger than previously approved and that planning permission was refused in 2016 of a very similar scheme.

The local residents have raised similar concerns to the Parish Council and also raise issues in respect of a potential business being run from the site plus concerns over the impacts of the garden room to the rear and concerns over a wheelie bin space at the front of the plots. The last three point SARS not material to the consideration of this application.

As mentioned earlier the application has been revised and third parties including the Parish Council have been made aware of the revised plans. Any further comments received will be reported to Members.

Notwithstanding the comments raised the revised plans are considered to be a significant improvement to the appearance of the proposal and subject to conditions approval is recommended.

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 Before any part of the development hereby approved commences, plans showing details of a landscaping and planting scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for the planting of trees and shrubs and show areas to be grass seeded or turfed. The submitted plans and/or accompanying schedules shall indicate numbers, species, heights on planting, and positions of all trees and shrubs including existing items to be retained. All planting seeding and/or turfing comprised in the above scheme shall be carried out during the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved.

- 4 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.