

Item Number: 9
Application No: 17/01260/HOUSE
Parish: Oswaldkirk Parish Meeting
Appn. Type: Householder Application
Applicant: Mr Lukasz Cielecki Karolina Szablewska
Proposal: Erection of single storey side and rear extension including attached garage and terrace
Location: 4 St Oswald's Close Oswaldkirk North Yorkshire YO62 5YH

Registration Date: 7 November 2017
8/13 Wk Expiry Date: 2 January 2018
Overall Expiry Date: 14 December 2017
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Parish Council Support
Neighbour responses: Mrs D A Banks

SITE:

4 St Oswald's Close is located within the village of Oswaldkirk. The host dwelling is a modern detached bungalow. The proposal is also located within the Howardian Hills Area of Outstanding Natural Beauty.

PROPOSAL:

The proposal is for the erection of a single storey side and rear extension. This will protrude from the rear elevation by 3.7m and by 2.6m from the side extension. The proposal also features an attached garage which measures 2.4m in width by 4.8m in length.

HISTORY:

There is no relevant planning history

POLICY:

Local Plan Strategy - Policy SP13 Landscapes
Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development
Local Plan Strategy - Policy SP20 Generic Development Management Issues
National Planning Policy Framework

APPRAISAL:

The main considerations in relation to the application are:

- i) Design
- ii) Neighbouring Impact
- iii) Impact on Area of Outstanding Natural Beauty
- iv) Other Matters

i) Design

Planning permission is sought for the erection of a single storey extension to the rear and side elevations. The rear extension will measure 14.3m in width and protrude from the rear elevation by 3.7m. It also features a flat roof which will measure 2.6m to the eaves. The extension to the side projects from the east elevation by 2.7m and has a length of 3.8m, attached to the rear extension. It features a pitched roof with an eaves height of 2.5m and a ridge height of 3.8m. There is also an attached garage to the south west elevation which will measure 2.4m in width and 4.8m in length.

The proposal was subject to pre application advice. Officers had expressed concerns with the scale and design of the proposal. However, in this application, the extension has been reduced in scale and the revised proposal is considered to be acceptable. The use of a stepped down pitched roof on the side elevation corresponds well and is the only feature which is readily visible from the public realm. The rear extension, although large in scale, is considered to utilise the rear amenity space well, with the introduction of a terrace area to the south of the extension. It is therefore considered that the proposal will be in conformity with Policy SP16 of the Ryedale Local Plan Strategy in terms of its design approach.

ii) Neighbouring Impact

The dwelling is detached but is sited in between two other similar dwellings. The extension only features openings on the rear elevation and a utility room door on south west elevation. Being single storey the extension will not overlook either of the surrounding properties.

The development is considered not to create a material adverse impact upon neighbouring occupiers. This is in terms of being overbearing in presence, causing loss of light or loss of privacy. It is therefore considered to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.

There has been one letter of concern from the neighbouring occupier of number 6 St Oswald's Close. The points made in the neighbour's letter are addressed below:

- The proposal will reduce the amount of natural light.
It is considered that the proposal is small scale being single storey and that the distance away from the affected property is sufficient enough in order not to have a material adverse impact on the adjacent dwelling.
- The proposal will affect the view of the countryside.
A view is not a right and is not a material consideration in planning thus that cannot be taken into account in the determination of this application.

iii) Impact on Area of Outstanding Natural Beauty

The only element that is readily visible from the public realm is the side extension. There are no public rights of ways within the AONB to the south of the site and the possibility of the proposal impacting on the AONB is considered to be minimal.

iv) Other Matters

Oswaldkirk Parish Council have no objection and the meeting was supportive of the application. In the light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies, SP13, SP16, SP19 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: 7110/D1

Site Location Plan – Date Validated on: 7/11/17

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