

Item Number: 11
Application No: 17/01404/HOUSE
Parish: Pickering Town Council
Appn. Type: Householder Application
Applicant: Mr Julian Dyson
Proposal: Erection of detached garage (revised details to refusal 17/00704/HOUSE dated 01.08.2017)
Location: 6 Willowgate Pickering YO18 7BE

Registration Date: 16 November 2017
8/13 Wk Expiry Date: 11 January 2018
Overall Expiry Date: 28 December 2017
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Parish Council	No Objection
Highways North Yorkshire	Recommend condition
Building Conservation Officer	Objection

Neighbour responses: Bill & Sue Beaumont, Mr B Finney, Lorraine Gibb,

SITE:

6 Willowgate is a dwelling located within the town of Pickering. The proposal is also located within the Pickering Conservation Area.

PROPOSAL:

The proposal is to erect a garage within the curtilage of the property. The dwelling is a traditional in character and is located within the Conservation Area.

HISTORY:

17/00704/HOUSE- Planning permission refused for the erection of detached garage. The application was refused because its design and appearance was considered to be contrary to the requirements of Policies SP12, SP16, SP19 and SP20 of the Local Plan Strategy and because it failed to reinforce local distinctiveness and preserve or enhance the Conservation Area.

POLICY:

Development Plan:

Ryedale District Local Planning Policy SP12 - Heritage
Ryedale District Local Planning Policy SP16 - Design
Ryedale District Local Planning Policy SP19 - Presumption in Favour of Sustainable Development
Ryedale District Local Planning Policy SP20 - Generic Development Management Issues

National Policy: National Planning Policy Framework

APPRAISAL:

The main considerations to be taken into account are:

- i) Form and Character
- ii) Impact on the Pickering Conservation Area
- iii) Impact on Street Scene
- iv) Impact upon neighbouring amenity

i) Form and Character

The proposal is to erect a garage in the space adjacent to and south of the dwelling. The proposal is similar in scale to the previous scheme which was refused and is sited in the same location. The main difference being that the current proposal includes a pitch roofed section at the front of the proposed garage rather than a parapet wall.

The proposed detached garage building measures 5.5m in length by 4.5m in width. The proposed design includes a predominantly flat roof with a limited pitch roof element on the front elevation. The building is 3.5m in height when this pitched roof section is taken into account. The garage is proposed to be constructed from stone with clay pantiles for the false roof section. The proposed design is a significant concern. The false pitched roof and expanse of flat roof results in a discordant roof profile and a heavy block form. This is considered to be visually unattractive and out of character with local vernacular. Consequently, it is considered that the proposal by virtue of its design, is harmful to the visual appearance and character of the area and fails to reinforce local distinctiveness and is not in conformity with Policies SP16 and SP 20 of the Ryedale Plan - Local Plan Strategy.

ii) Impact on the Pickering Conservation Area

The site is located within the Pickering Conservation Area, on Willowgate a historic, narrow street. The street is lined with properties with garages which are sited directly adjacent to the main road. The small amenity space which most of the properties on the street have, means that garages are usually a separated from their associated dwelling.

The Council's Building Conservation Officer had concerns with the garage and its siting in the previous application and has confirmed that these concerns still stand:

'I am of the opinion that the erection of a garage in this location will not preserve or enhance the character of the Conservation Area. Current public views into the depth of the site of mature shrubs and greenery will be replaced by built development. In addition, due to the rise in ground levels to the east, the garden will require substantial excavation. The current pleasing incremental gradient and views into the site would be replaced by an excavated site with an almost eaves level garden to the rear. In my opinion the principle of development on this site will cause harm to the character of the conservation area by removing an attractive area of publically viewed green space in an otherwise narrow and hard townscape. In my opinion the degree of harm caused will be on the lower end of less than substantial harm due to the set back position of the garage and retained landscaping to either side of the entrance. According to paragraph 134 of the NPPF where the development proposal will lead to less than substantial harm to the significance of a designated heritage asset, the harm should be weighed against the public benefits of the proposal including securing its optimum viable use. In my opinion there is little heritage benefit to the proposal that would not outweigh the identified harm, the cottage is occupied and well maintained and already has an approved vehicle hardstanding. '

For the reasons outlined above, it is considered that the proposal would not preserve or enhance the character or appearance of the Conservation Area and that it would be harmful to the character and appearance of the Area. The proposal is therefore not in conformity with SP12 (Heritage) of the Ryedale Plan - Local Plan Strategy

iii) Impact on Street Scene

The proposal is considered to be anomalous to the built form and character of Willowgate. The garage is proposed to be set back from the main road to provide x2no parking spaces. This is in contrast to the predominant surrounding built form of surrounding properties with garages set directly adjacent to the main road. Consequently, it is considered that the siting of garage in this location, will result in a

material adverse impact on the street sense. In this respect, the proposal is in conflict with Policies SP12, SP16 and SP20 of the Local Plan Strategy.

Iv) Residential Amenity

The proposed garage is located close the boundary with the neighbouring property to the south. However, part of a section of the neighbouring property is itself adjacent to the boundary. It is considered that the proposal would not result in any adverse effects on the amenity of the neighbours.

CONCLUSION:

The proposed scheme is in conflict with policies in the adopted development plan (SP12, SP16 and SP20) which seek to ensure the new buildings are designed well so as to appropriate and sympathetic to the built form and character of the locality.

RECOMMENDATION: Refusal

- 1 The proposed garage by virtue of its scale, form and design detailing is considered to be inappropriate and unsympathetic to the character and appearance of the existing dwelling house and locality. Furthermore, the proposal is considered to fail to reinforce local distinctiveness. The development is therefore contrary to the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy and Section 7 (Requiring Good Design) of the National Planning Policy Framework.

- 2 Having regard to the duty set out within of The Planning (Listed Building and Conservation Area) Act 1990 (Section 72), the proposal by virtue of its scale, design and location, will not preserve or enhance the character and appearance of the Pickering Conservation Area. The proposal is considered to be harmful to the character and appearance of the Conservation Area and is therefore considered to be contrary to the requirements of Policy SP12 (Heritage) of the Ryedale Plan - Local Plan Strategy and contrary to Section 12 (Conserving and enhancing the historic environment) of the National Planning.