

Item Number: 12
Application No: 17/01494/HOUSE
Parish: Kirkbymoorside Town Council
Appn. Type: Householder Application
Applicant: Mr & Mrs J Humphreys
Proposal: Erection of a part two storey/part single storey rear extension and terracing of rear garden
Location: 24 Castlegate Kirkbymoorside North Yorkshire YO62 6BJ

Registration Date: 11 December 2017
8/13 Wk Expiry Date: 5 February 2018
Overall Expiry Date: 1 February 2018
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Parish Council No comments

Neighbour responses: Ms Rachel Underwood, Mrs Elizabeth Davison,

THE SITE:

The application site is located within the built up area of Kirkbymoorside and within the designated conservation area. Castlegate is a narrow street with narrow foot ways and is characterised by dwellings which back onto the back edge of the public footpath. The property is one of a number of linked terraced properties that run along the eastern side of the roadway.

Many of the terraced cottages are small in scale - originally only being a single room in width. However over the years many have been extended to the rear to provide additional accommodation and to the rear of these properties there are a number of existing two storey flat roofed extensions. None of these are visible from the street because they are completely screened by the continuous run of properties either side.

THE PROPOSAL:

This application is for a part two storey/part single storey rear extension with the creation of a lower terrace area immediately to the rear of the proposed extension. At the present time most of the rear garden serving the property is at a higher level and some excavation is proposed to create the lower terrace area. The properties either side (and also the existing property) have already been extended in the past with two storey flat roofed additions. The addition to the rear of Number 26 currently projects further to the rear than the others and this application seeks to extend Number 24 as far as that at Number 26 at first floor with an additional lean to at ground floor which projects a further 1.3 metres. The excavated lower terrace is approximately 1.5 metres beyond the ground floor part of the extension.

Plans and elevations are attached which show the existing ground and first floor arrangements of the dwelling and also the proposed extensions. The exterior of the building is proposed to be constructed from stone and render to match those either side.

PLANNING POLICY:

National Policy

NPPF

NPPG

Local Policy

Ryedale Plan Local Plan Strategy

Policy SP12 Heritage

Policy SP16 Design

Policy SP20 Generic Development Management Policies

HISTORY:

None directly relevant.

APPRAISAL:

The key considerations relating to this application are.

Heritage impacts

Design

Amenity considerations

Heritage

The site is located within the designated conservation area. The statutory duty imposed requires the Local Planning Authority to assess where or not the proposal enhances or preserves the character of the designated area.

In this case officers consider that the run of terraced properties has already been much altered to the rear and this, notwithstanding the Council's normal approach to two storey flat roofed extensions, forms a distinctive part of the current character of the rear of the properties in Castlegate. As mentioned earlier in this report there are no public views of the rear areas and the distinctive traditional front elevations of the property area unaltered.

The character of the conservation area is considered to be preserved and any harm to the designated area is considered to be negligible in the circumstance of this case. No objections are raised on heritage grounds and Policy SP 12 is considered to be satisfied.

Design

The design approach to this extension is to a large extent set by the way that this property and others in the street have previously been extended. Photos submitted with the application demonstrate the appearance of these and are attached for Members' information.

The proposal is for a modest amount of additional accommodation. On ground floor the existing kitchen which includes a small dining table is enlarged to provide a downstairs toilet and utility room with sitting dining area leading to an outside terrace. At first floor the existing rear bedroom is enlarged and a small ensuite provided.

The design and appearance of the extension largely mirrors those in the immediate vicinity of the site and in the circumstances of the case there appear to be few if any other design solutions that would be appropriate in this instance. Policy SP16 is therefore considered to be satisfied in this respect.

Amenity considerations

The existing property is modest in scale along with others on the street. Whilst the proposed additions are relatively modest in size they are nevertheless close to the side and rear boundaries of both adjacent properties and therefore have the potential to impact on adjacent amenity. This is perhaps less so to the occupiers of Number 26 as this property is on slightly raising ground and it already projects further to the rear than Number 24. It is noted that there has been no objection from the occupier of that dwelling house.

Number 22 however is located close to the side (southern facing) wall of the extension. The two storey element would project approximately 2.2 metres beyond the rear of Number 22 and the ground floor lean-to would be a further 1.3 metres. The boundary is denoted by a wall and panel fence at the present time which already has an impact on daylight to the rear of Number 22 and its rear curtilage. The extension whilst located on the north side of the neighbour (and therefore not resulting in loss of sunlight) will be likely to have some additional impact on natural daylight.

It should be noted that the occupier of Number 22 has objected to the proposal, expressing concerns over its size and that it will extend further to the rear of others in close proximity to the boundary. Concerns are also raised about the proposed excavation to form the lower terrace and potential for impacts on ground stability. The full letter of objection can be viewed on the Council's website.

The matter of amenity impacts is considered in Policy SP20 Generic Development Management Issues. SP20 requires extensions to respect the character and context of the immediate vicinity and this has already been appraised in the report above. Consideration is also required of the impacts of a proposal on the amenity of existing and future residents. The additions are considered to retain sufficient space on the site itself for the needs of future occupiers and the additional accommodation proposed is considered to make the dwelling more suitable for the needs of a small family for example.

The remaining consideration therefore relates to the assessment of the impacts on the adjacent occupiers. Whilst there is an impact upon the adjacent occupier to the south those additional impacts are considered to be limited when appraised in the context of the existing site conditions. In addition the use of a light reflective material on the side facing wall such as a pale coloured render would go some way to mitigate the impacts of the proposal on the adjacent occupier. Subject to the imposition of an appropriate materials condition it is considered that the planning balance weighs in favour of the grant of planning permission.

Other Matters

Kirkbymoorside Town Council have responded and make no comment on the application.

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):

- Site Location Plan
- Proposed Site Layout – Drawing no. D417021/04
- Proposed Floorplans – Drawing no. D417021/05
- Proposed Elevations – Drawing no. D417021/06

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