

Item Number: 13
Application No: 17/01513/FUL
Parish: Norton Town Council
Appn. Type: Full Application
Applicant: Mr & Mrs S Cass
Proposal: Erection of a two bedroom bungalow together with formation of vehicular access for 3 The Chase.
Location: Land Off The Chase Norton Malton North Yorkshire

Registration Date: 18 December 2017
8/13 Wk Expiry Date: 12 February 2018
Overall Expiry Date: 12 March 2018
Case Officer: Joshua Murphy **Ext:** 329

CONSULTATIONS:

Yorkshire Water Land Use Planning	Await response
Parish Council	Object
Highways North Yorkshire	Require further information

Neighbour responses: None received

SITE:

The Chase forms part of a modern residential development in Norton, which is located to the east of the Langton Road.

The proposal site is currently part of the rear garden of No 3 The Chase. This is a detached two storey property which is situated on the northern side of the road and at right angles to the road. To the rear of the plot are single storey dwellings which are situated on Stirrup Close.

The site is located within the Development Limits of Norton.

PROPOSAL:

The proposal is to erect a small two bedroomed bungalow between No3 The Chase and an existing garage which serves that property and which fronts onto The Chase. The proposed bungalow would also front onto The Chase and would be set back slightly from the highway with a small front garden area behind a low brick wall.

The proposed dwelling measures 9m in length by 7m in width, with an eaves height of 2.8m and a ridge height of 5m. It is proposed to be constructed in brick with concrete interlocking roof tiles and white upvc casement windows, to match materials used in the locality. The proposed bungalow will have a small amount of amenity space around its north and eastern elevations, with approximately 3.6m of space to the east and the new boundary to No 3 The Chase. A two metre close boarded fence is proposed to separate the two properties. The existing garage and vehicular access will become the garage/access to serve the proposed bungalow.

A new access to serve No 3 is proposed to be created from The Chase, between the existing dwelling and the new curtilage of the proposed bungalow.

HISTORY:

There is no relevant planning history.

POLICY:

Development Plan:

Local Plan Strategy - Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing

Local Plan Strategy - Policy SP4 Type and Mix of New Housing

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP20 Generic Development Management Issues

National Policy:

National Planning Practice Guidance

National Planning Policy Framework

APPRAISAL:

It is considered that the main issues in relation to the application are:

- i. Principle of development
- ii. Character and form
- iii. Impact on the residential amenity
- iv. Highway Safety
- v. Consultation Comments

i. Principle of development

The site is located within the Development Limits of Malton and Norton and in an existing residential area. In principle, the proposal is acceptable in terms of Policies SP1 and SP2 of the Local Plan Strategy.

Single storey accommodation forms a small proportion of Ryedale's housing stock and is in much demand, particularly within the context of an ageing population. It is considered that the proposed bungalow would contribute to addressing imbalances in the existing housing stock and in this respect, the proposal is consistent with Policy SP4 of the Local Plan Strategy.

ii. Character and form

The proposal is considered to be a relatively simple but typical design for a modern bungalow. The materials proposed and design details are not out of character with those currently used across the estate. The surrounding development is a mixture of single and two storey dwellings which follow a traditional estate layout - set back from the highway and either fronting or at right angles to the highway. In this respect the design and siting of the proposed dwelling would not be out of character with the current estate layout.

Dwellings across the estate are situated in relatively generous plots. The juxtaposition and orientation of dwellings of different scales and the garden space between them means that space between dwellings is a feature of the design of an estate of this age. Notwithstanding this, as garden landscaping has become established over time and as houses have been extended and outbuildings erected within residential curtilages, this is less prominent. Within this context, the proposed development of the garden plot would not compromise the character or built form of the estate. In this respect the proposal is considered to be in accordance with Policies SP16 (Design) and SP20 (Generic Development Management Issues) of the Local Plan Strategy.

iii. Impact on the residential amenity

The proposed bungalow will not be overlooked by properties to the north and vice versa, as these are single storey in scale.

Due to the orientation of the proposed bungalow in relation to No 3 The Chase, views into the lounge and kitchen of the proposed dwelling and into its amenity space would be possible from the second floor windows of the rear elevation of No 3. Whilst some overlooking of neighbouring properties is not uncommon across the estate, it is considered that due to the proximity of the two dwellings, a scheme for the boundary treatment should be conditioned in order to mitigate overlooking of the proposed dwelling. This could include limited tree planting in addition to the proposed 2 m close boarded fence. One window and a patio door are proposed to the eastern elevation of the bungalow. However, as the proposed dwelling is single storey, the proposed 2 m close boarded fence would ensure that the proposed development would not result in overlooking/loss of privacy for the existing and future occupants of No 3.

The proposal will result in the loss of part of the rear garden of No 3 and in this respect, the amount of private amenity space for that dwelling will be compromised. It is however, considered that sufficient usable space in the rear garden would remain. In addition, it should be noted that the property also has relatively generous additional outdoor amenity space to its eastern (front) elevation.

On the basis of the above, it is considered that the proposal is acceptable in terms of Policy SP 20 (Generic Development Management Issues) of the Local Plan Strategy.

iv. Highway Safety

Access to the proposed dwelling will be provided using the existing access which serves plot No 3. A new access to provide off street car parking to the rear of No 3 is proposed. North Yorkshire Highways have been consulted and requested revised plans in order to ensure that the correct visible splays can be achieved. Revised plans have been submitted and the final comments of NYCC Highways are awaited.

v. Other Matters

No comments have been received from the occupants of surrounding residential properties.

Norton Town Council has recommended refusal of the application due to overdevelopment of the rear garden of No 3. It is not clear whether this is in relation to the loss of amenity/garden space to No 3 or over development which is to the detriment of built form and character. However, as outlined in the relevant sections of the report, it is considered that the proposal would not result in an over development of the plot which would result in unacceptable harm to residential amenity or to the character of the area.

CONCLUSION:

The occupants of the proposed dwelling will have some reduced residential amenity by virtue of overlooking from the adjacent property, No 3. It is considered that this can be mitigated in part by boundary treatment, including landscaping. The proposed property would provide a small single storey dwelling which is a much needed form of accommodation in Ryedale. In this respect and on balance, 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 The development hereby permitted shall be carried out in accordance with the following approved plan(s):

- Site Location Plan (Received 10/1/18)
- Proposed Plans (Ref: 17-1222-1. Dated February 2018)

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

3 Notwithstanding the submitted details, prior to the commencement of the development permitted, details and samples of the materials to be used in the exterior of the buildings which are the subject of this condition, shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

4 Notwithstanding the plans submitted, the development shall not be brought into use until a scheme detailing the boundary treatment of the site, including landscaping, has been submitted to and approved in writing by the Local Planning Authority. No dwelling shall be brought into use until the works comprising the approved scheme relating to that property have been completed. The scheme shall thereafter be retained and maintained for the lifetime of the development.

Reason: In the interests of amenity to accord with policy SP20 of the Ryedale Plan - Local Plan Strategy.

5 Notwithstanding the provisions of Schedule 2, Part 1 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or other alteration of a dwellinghouse

Class B: Additions etc to the roof of a dwellinghouse

Class C: Other alterations to the roof of a dwellinghouse

Class D: Porches

Class E: Buildings etc incidental to the enjoyment of dwellinghouse

Class F: Hard surfaces incidental to the enjoyment of a dwellinghouse

Class G: Chimneys, flues etc on a dwellinghouse

Class H: Microwave antenna on a dwellinghouse

Reason: To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s), and to satisfy the requirements of Policy SP20 of the Ryedale Plan - Local Plan Strategy.