

Item Number: 16
Application No: 18/00216/HOUSE
Parish: Pickering Town Council
Appn. Type: Householder Application
Applicant: Mr Richard McGuire
Proposal: Erection of part two storey/part single storey extension to rear elevation following demolition of existing conservatory and widening of existing garage (resubmission of expired approval 12/00313/HOUSE dated 27.06.2012)
Location: 11 Meadow Road Pickering YO18 8NW
Registration Date: 6 March 2018
8/13 Wk Expiry Date: 1 May 2018
Overall Expiry Date: 12 April 2018
Case Officer: Niamh Bonner **Ext:** Ext 325

CONSULTATIONS:

Parish Council No objection
Neighbour responses: Antony & Judith Taylor,

SITE:

11 Meadow Road is a detached residential property located within the development limits of Pickering. The site occupies a corner plot and other residential dwellings surround the property. It is bounded by a mix of close boarded fencing and hedging.

The site currently incorporates a flat roof garage, accessed via a driveway from the eastern boundary of the site.

PROPOSAL:

This proposal seeks permission for the erection of part two storey/part single storey extension to rear elevation following demolition of existing conservatory and widening of existing garage (resubmission of expired approval 12/00313/HOUSE dated 27.06.2012)

The proposed extension projects 3.6m at first floor level and 8.2m at ground floor level. Both sections accommodate a hipped roof design which measure, at ridge and eaves level, 6.5m and 4.9m and 4.2m and 2.7m respectively. As part of the proposal the existing garage will be widened and an existing conservatory located to the rear will be removed.

HISTORY:

The following planning history considered relevant to the current proposal:

11/01329/HOUSE: Erection of two storey extension to rear elevation following demolition of existing conservatory, widening of existing garage to include the replacement of existing flat roof with pitched roof. Application Withdrawn.

12/00313/HOUSE: Erection of two-storey extension to rear elevation following demolition of existing conservatory and widening of existing garage. (Approved at Planning Committee 26.06.2012 following Officer recommendation for approval.)

POLICIES:

Local Plan Strategy - Policy SP16 Design
Local Plan Strategy - Policy SP20 Generic Development Management Issues
National Planning Policy Framework
National Planning Practice Guidance

APPRAISAL:

The main considerations within the determination of this application are:

- i. Form and Character
- ii. Impact upon neighbouring amenity
- iii. Other matters, including consultation responses.

It is firstly noted that this proposal relates to an identical resubmission of the above referenced application 12/00313/HOUSE. This application was considered by members of Planning Committee in 2012, due to the receipt of 5 objections in relation to the scheme. This proposal was recommended for approval by the Case Officer and members of Planning Committee approved the scheme.

Since 2012, the Local Planning Authority has adopted the Ryedale Plan, Local Plan Strategy. In the determination of this application, Policies SP16 Design and SP20 Generic Development Management Issues are relevant. It is however noted that no significant changes have occurred in how assessments on design and neighbouring amenity are carried out by Officers as a result of the adoption of the highlighted policy in the new plan. A copy of the previous Case Officer's report is appended to this application for Members information.

i. Form and Character

The previous Case Officer noted within the Officer's report for application 12/00313/HOUSE noted *"As indicated by the planning history of the site, the design and scale of the previous application was considered to be unacceptable and therefore was withdrawn. The design of this current scheme is a result of discussions and suggestions by Officers on how to improve the application."*

It is acknowledged that the development would be substantial however the design of the extension, being part single-storey/part two-storey, would reduce its impact to such an extent that significant harm to the host property would not occur. It was further considered that the positioning of the extension to the rear of the property would be appropriate in the wider context of the dwelling and would not be out of character with the host property. On balance, whilst the extension is large in scale, Officers consider that a level subservience remains ensuring that the extension would be sympathetic to the host property in accordance with Policy SP16 Design of the Ryedale Plan, Local Plan Strategy.

It is also considered that the development would be acceptable in terms of potential street scene impacts and would not result in harm to the character of the area. The development would be set back from the road frontage on this corner plot and the subservient design and use of the materials to match the host property will aid the assimilation of the extension. A condition will be recommended to require submission of materials prior to the commencement of development. Therefore, the development would be in accordance with Policies SP16 Design and Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy.

ii. Impact upon neighbouring amenity

With regards to residential amenity, one letter of objection has been submitted from the occupiers of the neighbouring property 9 Meadow Road. This letter highlighted concern with regard to the following summarised points.

- Loss of light within their kitchen
- Loss of sunlight within their garden
- Limited output from solar panels
- Devaluation of property

Of these aspects, the concerns relating to loss of light within the neighbouring property and within their garden will be considered in this section.

The Previous Case Officer noted “*At first floor level the proposal would extend 3.5m from the rear of the host property. For an extension of this type, this depth at first floor level is not considered to be overly excessive. Indeed in 1998 planning permission was granted for a rear extension (measuring 4.2m x 3.8m x 6.6m) at 7 Meadow Road. At 3.5m it is not considered that a significant level of overshadowing or overdominance would occur. At ground floor level, the depth of the extension is more substantial at 8.2m. Having said that, the height of the single storey element is not significant reducing the impact it would have. The neighbouring property (9 Meadow Road) accommodates a garage adjacent to this section of the extension, helping to mitigate the impact it would have.*

Concerning overlooking, it is considered that no adverse impact would occur. An additional window is proposed at first floor level facing towards the highway and those dwellings located across the road. As illustrated by neighbouring residents, this may result in a level of overlooking. However given the distance between the extension and the dwellings located opposite (28m) the level of overlooking would not be materially harmful. Furthermore, the window would look towards the front elevation of the nearby dwellings where amenity areas are less private by their nature. At current there is an existing window located on the eastern elevation of the dwelling and as such no additional overlooking would occur as a result of this development.”

It is considered that the assessment of the scheme as previously undertaken in relation impacts upon residential amenity remains relevant to the current application. It is considered that this proposal will not result in any material harm to neighbouring amenity or the amenity of the occupiers in accordance with Policy SP20 Generic Development Management Issues of the Ryedale Plan, Local Plan Strategy. It is however considered necessary to remove householder ‘permitted development’ rights to create openings within the southern and western elevations of the development if it is approved in order to prevent potential instances of overlooking.

iii. Other Matters Including Consultation Responses.

The Town Council confirmed that they have no objection to this proposal.

As noted earlier, one letter of objection was received from the occupier of 9 Meadow Road, Pickering. This letter highlighted concern with regard to the following summarised points.

- Loss of light within their kitchen
- Loss of sunlight within their garden
- Limited output from solar panels
- Devaluation of property

The aspects in relation to the first two bullet points are addressed in Section ii above.

It is noted that the potential loss of light to solar panels on a residential property is not considered to form a material planning consideration and therefore no weight can be attached to this. It is however noted that the two storey extension is set down from the existing roof form and incorporates a hipped roof form, which would limit overshadowing.

Devaluation of property is not a material planning consideration and therefore also cannot be considered in the determination of this application.

No responses have received from any other third parties.

In light of the above assessment, subject to the acceptable discharge of conditions, it is considered that proposed development is appropriate in terms of scale, materials and positioning. It will not negatively impact on neighbouring amenity or the character of the host dwelling or the wider street scene. Officers are satisfied that this proposal conforms with Policies SP16 Design and SP20 Generic Development Management Issues of the Ryedale Local Plan, Local Plan Strategy and the National Planning Policy Framework.

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):

Project No: 1014
Drawing No. 1 Rev. B
Drawing No. 2 Rev. C
Drawing No. 3 Rev. B

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

3 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of all materials to be used on the exterior of the part single, part two storey extension, including the roof materials shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of good design and in compliance with SP16 and SP20 of the Ryedale Plan- Local Plan Strategy and the NPPF

4 Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) no further doors, windows or any other openings shall be created in the western (side) or southern (rear) elevations of the part single, part two storey extension hereby approved.

Reason: To protect the privacy of adjoining properties and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.