
Item Number: 12
Application No: 12/00313/HOUSE
Parish: Pickering Town Council
Appn. Type: Householder Application
Applicant: Mr R McGuire
Proposal: Erection of two-storey extension to rear elevation following demolition of existing conservatory and widening of existing garage
Location: 11 Meadow Road Pickering North Yorkshire YO18 8NW

Registration Date:
8/13 Wk Expiry Date: 24 May 2012
Overall Expiry Date: 2 May 2012
Case Officer: Matthew Mortonson **Ext:** 332

CONSULTATIONS:

Parish Council Concerns

Neighbour responses: Mr M H Stovold, B M Spencer, Mr And Mrs A And J Taylor, Mr Peter Harrison, Mrs Edith Bramhall,

SITE:

11 Meadow Road is a detached residential property located within the development limits of Pickering.

PROPOSAL:

The proposal seeks planning permission for the erection of a two-storey extension to the rear elevation. 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 x 5m and 4.2m x 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:

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 Application Withdrawn.

POLICY:

National Planning Policy

Nation Planning Policy Framework

Ryedale Local Plan

Policy H13 – Extensions to Existing Dwellings

APPRAISAL:

This application is presented to Members as 5 letters of objection have been received together with concerns raised and received from Pickering Town Council.

In assessing the impact of this application Local Plan Policy H13 (Extensions to Existing Dwellings) is relevant stating that "extensions to existing dwellings will be permitted provided that the following criteria can be met:-

- (i) The development is sympathetic to the character and appearance of the original property and its neighbours of its siting, scale, character, materials and design;
- (ii) It would not have an adverse effect on the streetscene or the character of the open countryside;
- (iii) It would not unacceptably reduce the level of private amenity space about the dwelling;
- (iv) It would not have an adverse effect on the amenity of adjoining residents."

In light of the above the main considerations of this application are character and form, and residential amenity.

Character and Form

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.

The bulk of 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. Moreover, the siting of the addition to the rear of the property would be appropriate in the wider context of the dwelling. 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 H13 (i).

The impact of the development on the wider street scene would also be limited. The extension would be visible when approached from the south. However, as the development would be set back from the road frontage it ensures the proposal would not be overly prominent within the streetscene and therefore not materially harmful to the character of the area. Furthermore, the materials used in construction, to match the host property, and the proposed boundary treatment would help to soften and reduce the impact of the extension. Therefore, the development would be in accordance with Policy H13 (ii).

Residential Amenity

With regards to residential amenity, the main concern of this application relates to the potential impact upon the residents of 9 Meadow Road, especially with regard to additional massing and overshadowing. 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.

The final concern (related to residential amenity) is the level of amenity space serving residents of the host property. The proposed extension would occupy the amenity area located immediately to the rear of the dwelling. Despite this, because the property is sited within a corner plot, it benefits from a larger amenity area than most within the locality. Therefore it is not considered the application would adversely impact on the amenity of the existing dwelling.

In light of the above, the application would be in accordance with Policy H13 (iii, iv) of the Ryedale Local Plan.

Neighbour concerns

The issues raised by neighbours are numerous, however the material planning considerations include:

1. Character and Form.
2. Impact on the street scene.
3. Impact on residential amenity.
4. Impact on parking.

It is considered that objections 1 – 3 have been addressed within this report. In relation to parking, the dwelling as proposed would be able to accommodate at least two vehicles on the driveway. This is considered ample for a dwelling of this size. Furthermore, additional off street parking is available if required. The letters received also raise a number of other concerns which are not relevant considerations of this application. These include impact on views, existing solar panels sited on roof slope and the significant number of vehicles parked outside the property.

To conclude, whilst Officers accept that the proposed extension is large in scale, and would be visible from outside of the site, on balance the overall design and visual impact is considered to be acceptable. The development would not have significant adverse impact on the amenity of nearby residential properties. Therefore, the application is considered to be in accordance with the requirements of Policy H13 of the Ryedale Local Plan and the recommendation is one of 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, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

(NB Pursuant to this condition the applicant is asked to complete and return the attached proforma before the development commences so that materials can be agreed and the requirements of the condition discharged)

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy H13 (i); of the Ryedale Local Plan

- 3 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
Drawing No. 6

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

Background Papers:

Adopted Ryedale Local Plan 2002
Regional Spatial Strategy
National Planning Policy Framework
Responses from consultees and interested parties