

Item Number: 11
Application No: 19/00540/HOUSE
Parish: Slingsby Parish Council
Appn. Type: Householder Application
Applicant: Mrs Sue Milner
Proposal: Erection of lean-to side extension, raising of part of existing roof and creation of vehicular access with associated landscaping
Location: Sawpit Cottage The Green Slingsby Malton North Yorkshire YO62 4AA

Registration Date: 9 May 2019
8/13 Wk Expiry Date: 4 July 2019
Overall Expiry Date: 19 June 2019
Case Officer: Emma Woodland **Ext:** Ext 43324

CONSULTATIONS:

Slingsby Parish Council
Highways North Yorkshire Recommend conditions

Neighbour responses: Mr Simon Conyers,

SITE:

Sawpit Cottage is positioned at right angles to the road with its gable end onto The Green, within the Slingsby Conservation Area. It is constructed from stone and pantile and likely to date from the 19th century. It is a long linear building in three parts with varied ridge heights diminishing towards the north. The property is bounded by stone walls, hedges and fencing along its eastern, southern and for most of its northern boundary. It has a close relationship with those properties to the east on The Green Crescent, which are single storey with small gardens. The eastern elevation of the property forms the boundary with these bungalows. An existing vehicular access and views across open gardens give clear views of the western elevation of the property.

PROPOSAL:

The application proposes the erection of a lean-to extension, the raising of part of the roof and the creation of a vehicular access.

The current vehicular access is positioned to the eastern boundary running in front of the house. The proposed location re-sites the access to the western perimeter of the site. This will entail the removal of a section of the existing stone boundary wall.

The proposed extensions raise the roof of the central and northern section of the property. The central section is raised by a height of c.30cm for a length of c. 3.8m. The northern section is proposed to be raised by a height of c.70cm for a length of c. 4.5m. The front extension is proposed to be sited on the northerly and central section of building and is proposed as a lean-to. The material proposed include stone, clay roof pantiles, painted timber windows and doors.

The proposal includes four roof lights in the higher roof of the property, 2 on the east facing roof slope and 2 on the west facing roof slope. Four windows currently exist on the east elevation, facing the neighbouring single storey properties. Three opening are proposed to be retained on the eastern side of the building. One window currently exists on the northern boundary at ground floor level, which is proposed to be retained with obscured glazing.

HISTORY:

There is no relevant Planning History for the property.

POLICY:

- Local Plan Strategy- Policy SP12 Heritage
- Local Plan Strategy- Policy Sp16 Design
- Local Plan Strategy- Policy SP20 Generic Development Management Issues
- National Planning Policy Framework

APPRAISAL:

The main issues associated with the proposal are addressed below.

Design and Impact on the Conservation Area

Sawpit Cottage is located within the Slingsby conservation area and as such, Ryedale District Council have a statutory duty to have special regard for the preservation or enhancement of the conservation area.

It is considered that the design of the proposed extensions is sympathetic to the host property and will preserve the conservation area. As proposed, the scheme respects the long linear form of the existing traditional building and will retain a varied ridge height. The materials proposed will match the host dwelling and are appropriate in terms of the character and appearance of the Conservation Area.

The proposal to alter the access to the property will entail the removal of a section of stone wall which does contribute to the character of the conservation area. However, the current access will be remodelled to compensate for the loss of the wall in a manner which is considered to preserve the conservation area, including the construction of a new section of stone wall.

The proposal is considered to comply with policies SP12, SP16 and SP20 of the Local Plan Strategy.

Neighbouring Amenity

The property has a very close relationship with neighbours and as with many village locations, the juxtaposition of traditional and new buildings, gardens and boundaries has evolved over time. One letter of objection has been received from the occupier of a neighbouring property to the north of the application site. This raises concerns that the proposal will have a significant and detrimental effect on their environs. Concerns are raised regarding overshadowing, restriction of outlook and intrusion.

The proposed drawings clearly detail the existing elevation and the proposed elevation, in relation to the neighbouring property to the north. The new window at the existing (clear glazed) window opening on the northern elevation of the building is proposed to be obscured glazed. The potential for overlooking is therefore mitigated. The gable end of the building faces the neighbour to the north. The apex height of the nearest section of the property to this neighbour will remain unchanged although the profile of this end of the building will change as this section is extended to form part of the single storey lean-to extension on the western side of the application building. It is considered that the proposed form of the building and its height and profile in relation to the neighbour to the north, together with existing garden trees, the development would not have an unacceptable impact on the amenity of the occupants of the neighbouring property to the north.

The proposed 30cm increase in eaves/ ridge height of the middle section of the property will result in some loss of daylight to No1 The Green Crescent. However, given the existing relationship between the properties it is considered that this will result in a relatively minor additional loss of daylight over and above what is currently experienced. The proposed rooflights will not result in any increased potential

for overlooking, given that there is direct overlooking of the property from existing windows in the application building at ground level.

It is considered that the proposed increase in height/mass of the end section of the building will have a greater impact on the occupiers of No2 The Crescent Green. This property currently faces the single storey section of the application building. The proposed increase in height and resulting mass of the building will result in some additional loss of daylight to this property. The relationship between the buildings, the small size of the garden to No 2 The Crescent Green, together with the single storey nature of that building mean that the proposed development will have an increased overbearing effect on this neighbouring property. However, the increase in height and mass of this section of the application building does not run the entire length of the rear boundary of No 2. The end section of the application building will remain single storey in height. Additionally, the application building does not sit against the entire boundary of No2. This arrangement ensures that some space between properties is retained and that No2 will not experience the feeling of being completely 'hemmed in'. The application also proposes the removal of one window opening on the eastern elevation of the property which currently results in direct overlooking of No2. In this respect, the proposal is considered to improve the current situation. The impact of the proposal on No 2 is considered to be finely balanced. However, in view of the improvement in respect of direct overlooking and the fact that the increase in height of the application building does not run the entire length of the boundary with No2, the proposal is considered to be acceptable.

The proposed rooflights and larger areas of glazing on the western elevation of the building are c.17m from the nearest neighbour. It is considered that these proposed details will not have an impact on neighbouring properties.

Conclusion and Recommendation

The application is considered to comply with Policies SP12, SP16 and SP20 of the Ryedale Plan and the NPPF and conditional 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 plans:

PL30 Rev C Proposed Elevations
PL20 Rev D Proposed Floor Plans
PL40 Proposed Sections A-A and B-B
PL10 Rev A proposed Site Location Plan

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

3 Before the walling of the facing stone is commenced, details and samples of the materials to be used on the exterior of the proposed extensions 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.

4 The obscured windows and rooflights detailed in the approved drawing shall be permanently glazed with frosted or opaque glass of a type to be submitted and approved in writing by the Local Planning Authority.

Reason: To protect the privacy of adjoining properties.

- 5 The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number DC/E6.

The final surfacing of any private access within 2 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

Reason:- In accordance with Policy SP20 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 6 No part of the development shall be brought into use until the existing access on to The Green has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access shall be created without the written approval of the Local Planning Authority in consultation with the Highway Authority.

Reason:- In accordance with Policy SP20 and in the interests of highway safety.