

Item Number: 14
Application No: 19/00838/HOUSE
Parish: Norton Town Council
Appn. Type: Householder Application
Applicant: Mr & Mrs Clemit
Proposal: Erection of a two storey front extension, increase in ridge height of lower west elevation section of dwelling to allow formation of mezzanine floor together with addition of 2no. rear dormer windows
Location: The Old Pottery St Nicholas Street Norton Malton YO17 9AQ
Registration Date: 17 July 2019
8/13 Wk Expiry Date: 11 September 2019
Overall Expiry Date: 28 August 2019
Case Officer: Niamh Bonner **Ext:** 43325

CONSULTATIONS:

Norton Town Council: Recommend approval

Neighbour responses: Mrs M Fenwick,

SITE:

The Old Pottery is a stone and pantile detached property, with sections of cream render within a predominantly residential area of Norton. The property is accessed via a private single lane driveway between the properties of 38 and 40 St Nicholas Street. The sites north eastern and southern boundaries back onto the rear gardens of St Nicholas Street and Spring Field Garth.

The site is also located within the designated Norton Conservation Area, Flood Zones 2 and 3 and within an archaeological sensitive area.

PROPOSAL:

This application seeks approval for the erection of a two storey front extension, increase in ridge height of lower west elevation section of dwelling to allow formation of mezzanine floor together with addition of 2no. rear dormer windows.

HISTORY:

The following applications are considered most relevant to the current proposal:

12/00737/HOUSE : Erection of conservatory to south elevation. Approved.

16/01635/HOUSE: Erection of a detached double garage. Approved.

POLICIES:

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
National Planning Practice Guidance

APPRAISAL:

The main considerations within the determination of this application are:

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

i. Form, Character and Impact upon Conservation Area

This proposal seeks approval for the erection of a two storey extension to the principal northern elevation, the increase in ridge height of the lower west elevation section of dwelling to allow formation of mezzanine floor together with addition of 2no. rear dormer windows and three roof lights in the rear roof slope.

The two storey extension to the principal elevation would be modest in scale, projecting approximately 2 metres from and spanning approximately 3.4 metres along the northern elevation. This would incorporate a pitched roof design, set down from that of the host dwelling by approximately 0.7 metres, resulting in a clearly subservient appearance. This would accommodate a small hall/utility room at ground floor level and an ensuite at first floor level. It is noted in the Design and Access Statement that the two storey extension would be completed with stonework.

Furthermore, an increase in the ridge height of the lower west section of the dwelling is also proposed. This is a section that spans 3.4 metres in length and the roof height would be increased by c0.9m to become flush with the adjoining ridge section. This is considered to be a relatively limited increase in proportions that would not detract from the character of the host property. This would facilitate the creation of a mezzanine level internally. It is noted in the Design and Access Statement that where new sections of wall are required to raise the roof, the front and side will be rendered and the rear wall will be stonework to match the existing stonework. This is considered to be acceptable.

The submitted information indicates that the proposed roofing materials for the altered roofslope and two storey extension will be red clay pantiles to match existing. This is considered acceptable. The agent in a telephone call with the Case Officer on the 28th August 2019 noted that the original roofing materials on the western section (to be raised) appeared to be in good condition and could be salvaged for the proposed new roofslope in this section. A condition is therefore recommended to ensure that roof tiles from within the site should be used and in the event of any new roof tiles being required, these should match the form and colour finish of those used within the construction of the original roof slope. A further separate condition to seek samples of the proposed stonework for use is also recommended.

Along the southern roof slope, two pitched roof dormers are proposed. These are considered to be proportionate and acceptable in terms of their scale and positioning. A condition is recommended that details of the proposed dormer materials should be submitted for the prior written approval of the Local Planning Authority, prior to their construction. This will ensure appropriate materials for the dormer cheeks and faces are secured.

Three additional roof lights are proposed in this roof slope southern roofslope and a condition to ensure that these are of a Conservation Style is recommended.

Subject to conditions, the scale, form and use of materials is considered to preserve the character of the Norton Conservation Area. A proportionate Heritage and Planning Statement was included within the Design and Access Statement. The Building Conservation Officer has raised no objection to the proposal.

It is therefore considered that the proposal is appropriate and sympathetic to the character and appearance of the host building in terms of scale, form and use of materials, complying with Policies SP12, SP16 and SP20 of the adopted Ryedale Plan - Local Plan Strategy.

ii. Impact upon neighbouring amenity

One letter of objection has been received from the occupier of 21 Springfield Garth, Norton.

Members can review the letter of objection in full on the Planning file. The following summarised points are raised:

- The dormer windows proposed to the rear of the house will direct overlook their property, reducing the levels of privacy within the garden and within their home.
- Their bungalow has no impact upon neighbouring dwellings. The Planning Committee should take into consideration that their neighbouring properties are all single storey dwellings at this point.

The point raised in relation to loss of privacy is noted and a thorough assessment was undertaken on site. Only one of the two dormers (the one positioned more easterly) would serve a habitable bedroom. The more westerly positioned dormer would serve a stairwell. Of the three roof lights, one would serve a mezzanine, one would serve an ensuite and the third would serve a bedroom.

The minimum distance from the nearest proposed dormer to the shared 1.8m high boundary screen between the application site and no. 21 Springfield Garth is approximately 16.9 metres. This is considered to be an appropriate distance to be maintained so that any material harmful direct overlooking of this property's rear amenity space would not be experienced. The distance between the nearest proposed dormer and the rear building line of this property is approximately 28.3 metres, which is well in excess of standard 'back to back' distances which are used when planning new developments to ensure privacy. Furthermore, between the application site and this adjoining property, mature landscaping is present aids in providing some intervening screening. It is therefore not considered that the proposed rooflights on the southern elevation would contribute to any additional harmful loss of privacy being experienced.

The proposed two storey extension to the north would incorporate an opening serving an ensuite at first floor level. There is already a similar opening at this point at first floor level serving a bedroom. Whilst this may not result in significant additional harm it is considered appropriate to ensure this opening is obscure glazed through the imposition of a planning condition. Consequently, is not considered that this proposed window would result in significant additional harm.

It is not considered that any other properties would be located in close enough proximity to the proposed development to experience impacts on amenity by virtue of overshadowing.

It is therefore considered that the proposal complies with Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iii. Other Matters including Consultation Response:

The Local Highway Authority has not been consulted on this submitted application, as it would have no impact upon the existing parking provision within the site or would result in any alteration to the current access arrangements.

The site falls within Flood Zone 3, but is in an area defined as benefitting from flood defences. It is noted in the Design and Access Statement that the floor level will match the existing floor levels, which is considered appropriate. Due to this this submitted information, the completion of a separate Householder Flood Proforma was not considered necessary.

The Town Council have confirmed they recommend approval of the proposed development. No response has been received from the occupiers of any neighbouring properties beyond that previously detailed in this report.

Therefore, subject to the recommended conditions, we can be satisfied that this proposal conforms with Policies SP12 Heritage, 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):

Location Plan and Existing Plans and Elevations (Drawing no. CLE-525-001-001)
Proposed Plans and Elevations (Including Proposed Site plan) (Drawing no. CLE-525-001-002)

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

3 Notwithstanding the submitted details, unless otherwise agreed in writing with the Local Planning Authority prior to the installation of the two dormers hereby approved, 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 two dormer windows 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 SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

4 Unless otherwise agreed in writing with the Local Planning Authority, notwithstanding the submitted details, all salvageable roof tiles from the original host dwelling shall be retained for reuse within the section of altered roofslope forming the mezzanine level. Any new roof tiles required for use within this altered roofslope or the two storey extension shall match the form and colour finish of those found within the original host dwelling.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

5 Notwithstanding the submitted details unless otherwise agreed in writing with the Local Planning Authority, prior to the above ground construction of the development hereby permitted, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the proposed stonework to be used on the exterior of the extensions the subject of this permission 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 SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

6 Unless otherwise agreed in writing with the Local Planning Authority, all new sections of render shall match the colour finish of that used within the original host dwelling.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

7 Unless otherwise agreed in writing with the Local Planning Authority, all new rooflights shall be of a 'Conservation Style.'

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP12, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

8 Unless otherwise agreed in writing with the Local Planning Authority, the proposed window serving the ensuite bathroom along the northern elevation of the dwelling at first floor level shall be obscure glazed to the equivalent of Pilkington Glass obscuration level 5 and shall thereafter be maintained in that state unless otherwise approved in writing by the Local Planning Authority.

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