

**Item Number:** 12  
**Application No:** 19/00892/HOUSE  
**Parish:** Pickering Town Council  
**Appn. Type:** Householder Application  
**Applicant:** Mr & Mrs P Hill  
**Proposal:** Works to dwelling to include the raising of roof height to allow formation of additional living accommodation and widening of vehicular access  
**Location:** Greenfields 83 Ruffa Lane Pickering YO18 7HT

**Registration Date:** 26 July 2019  
**8/13 Wk Expiry Date:** 20 September 2019  
**Overall Expiry Date:** 25 August 2019  
**Case Officer:** Niamh Bonner **Ext:** 43325

**CONSULTATIONS:**

**Pickering Town Council** No objection  
**Highways North Yorkshire** Recommend conditions

**Neighbour responses:** S Clark,

-----

**SITE:**

Greenfields is a detached property, located to the south of Ruffa Lane, Pickering, within the town development limits. The existing property is a relatively low profile dwelling, with accommodation on the ground and two bedrooms and a bathroom in the roof space.

This is a predominantly residential area, with the application site surrounded by residential dwellings including those to the south, accessed from Forest Road. Land levels fall from north to south within the plot.

**PROPOSAL:**

This application seeks approval for works to the dwelling to include the raising of roof height to allow formation of additional living accommodation and widening of vehicular access.

**HISTORY:**

There is no relevant planning history associated with the property.

**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.

#### i. Form and character

This proposal seeks approval for the upward extension of the existing roof height of the dormer bungalow, to allow formation of additional living accommodation and widening of vehicular access.

This would enlarge the property from two bedrooms and a bathroom at first floor level, to three bedrooms, a bathroom and ensuite. A further 2nd story loft style level would also be provided, with a bedroom, study and small shower room. The footprint of the dwelling would remain the same and this application relates to the upward extension of the dwelling only.

The roof form would alter from a hipped roof, with a flat roof dormer to both the southern and eastern elevations to a pitched roof gable end building, with the ridge running north/south.

As noted, the land levels fall to the south of the site and when exiting the rear southern elevation of the property, a paved raised area is present, accessing the rear garden by a number of steps.

The following comparative measurements are taken from the northern principle elevation. The maximum roof height would rise from approximately 5.8 metres to approximately 8.15 metres, with the eaves height rising from a maximum of approximately 3 metres to 5.3 metres.

The following measurements are taken from the southern rear elevation of the property, taken from the existing raised patio area (which would not alter) upwards. The maximum roof height would rise from approximately 5.95 metres to approximately 8.3 metres, with the eaves height rising from a maximum of approximately 3.15 metres to 5.55 metres.

The proposed upward extension would incorporate additional openings along the principle and rear gable elevations, including one each at 2nd floor level, served by rooflights along the side eastern and western elevations. A new Juliet balcony would be positioned along the southern rear elevation at first floor level. The integral garage would be retained along the principle northern elevation.

It is not considered that this would result in an incongruous addition within the street scene. The surrounding properties along the southern part of Ruffa Lane (no's 81, 85, 85, 89 Ruffa Lane and no. 5 and 6 Woodlands, directly adjoining the application site are also two storey in nature and it is therefore considered that if built, the proposal would appear visually linked with the surrounding properties.

It is noted in the Design and Access Statement that the extension would be completed with rendered masonry, to match that of the original dwelling. This is considered acceptable and would be conditioned.

The proposed roof materials are detailed as 'Eternit slate or similar.' The dwelling is currently treated with concrete pantiles. It is therefore considered appropriate to include a condition noting that notwithstanding the proposed roof materials, samples should be provided prior to the construction of the dwelling to ensure an appropriate material is secured.

Subject to condition, the scale, form and use of materials is considered acceptable and would not detract from the character of the streetscene, complying with Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

#### ii. Impact upon neighbouring amenity

One letter of objection has been received from the occupier of 44 Forest Road, Pickering, located to the south of the application site.

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

- Concerns that the proposed development will have an overbearing effect on the enjoyment of their rear garden.

- Concerns that this will also result in overlooking/loss of privacy to their main habitable room and bedroom to the rear of the dwelling.
- The impact of the first and second floor windows will have a detrimental effect on day to day quality of living, there should be sufficient light provided at 2nd floor level without the gable window.
- Should this application be approved, they would seek a substantial increase in the height of the proposed garden fence.

The point raised in relation to loss of privacy is noted and a thorough assessment was undertaken on site. It is noted that the minimum distance between the rear elevation of 44 Forest Road and 83 Ruffa Lane would be a minimum of approximately 30 metres. The minimum distance from the rear elevation of 83 Ruffa Lane to the shared boundary between the application site with this adjoining property approximately 18 metres. These are considered to appropriate distances to be maintained so that harmful direct, elevated overlooking of this adjoining property's rear amenity space would not be experienced. The 30 metre separation 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, including a hedge which reaches approximately 2.5 metres in height that would aid in providing some intervening screening and which would maintain privacy in the rear garden of no. 44 Forest Road. The Planning agent has verbally confirmed acceptance of a condition for the retention of this hedge and that should the hedge fail or die within a 5 year period, a new landscaping scheme must be agreed in writing with the Local Planning Authority for planting within the next available planting season.

The two first floor level openings along the southern elevation would be positioned only approximately 20 centimetres higher than the existing first floor level bedroom dormer window along this elevation. Therefore it is not considered that their effect, whilst relating to two openings rather than one would be any more harmfully significant than currently experienced. The use of a Juliet balcony along this point is considered appropriate, as it would not related in an elevated usable outdoor amenity space.

The single additional second storey opening is smaller in scale than the other openings within the ground and first floors, but as noted the positioning of the dwelling would ensure that harmful loss of privacy of the properties to the south, including 44 Forest Road, would be avoided.

It is furthermore not considered that any loss of privacy would be experienced by the properties in close proximity to the dwelling to the east and west, particularly given the obscure glazing of openings at first floor level along the eastern elevation, which serves a bathroom and ensuite. This is detailed on what would become the approved plans. A condition to prevent the installation of any further openings within the side eastern or western elevations is considered appropriate. Whilst the proposed roof lights are positioned so that the cill height is below 1.8 metres, given their positioning and the relationship with the neighbouring dwelling, it is not considered that these would result in any harm to privacy.

It is not considered that the proposed development would result in any unacceptably harmful overbearing or overshadowing impacts upon any adjoining properties.

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 been consulted on this submitted application and have recommended a condition. It is considered that the widening of the entrance would result in an enhancement upon the existing parking provision within the site in line with the North Yorkshire Highways Parking Standards.

The Town Council noted the following: "The council though that these plans improved the site and

although there had been a comment made by a resident about the property overlooking neighbours to the rear, the council noted that other properties on Ruffa Lane were double storey and so it was difficult to argue that the height of the building wouldn't be a problem.”

No response has been received from the occupiers of any other neighbouring properties beyond that previously detailed.

Therefore, subject to the recommended conditions, we can be 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):

Site Location Plan

Proposed Extension and Alterations - Existing and Proposed Elevations and Block Plans (Drawing no. 19-1291-4)

Proposed Extension and Alteration Work - 2nd Floor Plan and Sections (Drawing no. 19-01291-3)

Proposed Extensions and Alteration Work - Elevations and Floor Plans (Drawing no. 19-01291-2)

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

3            Unless otherwise agreed in writing with the Local Planning Authority, notwithstanding the submitted details, prior to the installation of the roof, details and samples of the roofing materials to be used on the exterior of the development hereby permitted 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            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 SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

5            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 within the eastern or western (side) elevations of the development hereby approved at first or second floor level.

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

6            Unless otherwise agreed in writing with the Local Planning Authority, the existing hedge along the rear southern boundary of the site shall be retained and maintained, and details of proposed maintenance measures shall be submitted to and approved in writing by the Local

Planning Authority before the substantial completion of the development. In the event of the existing hedge dying, it/they shall be replaced to a specification that shall first have been approved in writing by the Local Planning Authority. Any new hedgerow plants shall be maintained for a period of five years from being planted and replaced if they die or become diseased by plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: It is considered that the existing hedge provides important screening, beneficial to residential amenity and should be retained.

7 Unless otherwise approved in writing by the Local Planning Authority, upon completion of the removal of site boundary wall there shall be no further alteration until the site adjacent to highway maintainable at public expense has been 'made-good' and constructed in accordance with the published specification of the published specification of the Highway Authority and the following requirements:

- a. The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority
- c. The existing access shall be improved by widening of the access within the application site, removal of site boundary wall and making-good of the removed section of highway/ footway
- d. The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6
- h. The final surfacing of any private access within 1.5metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

#### HI-07 INFORMATIVE

You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be