

Item Number: 6
Application No: 20/00628/HOUSE
Parish: Huttons Ambo Parish Council
Appn. Type: Householder Application
Applicant: Mr Simon Lealman
Proposal: Erection of single storey rear extension to form additional living accommodation, 4 bay garage and 1no. stables following removal of existing outbuildings with associated landscaping
Location: The Rise The Green Low Hutton Malton YO60 7HF
Registration Date: 10 July 2020
8/13 Wk Expiry Date: 4 September 2020
Overall Expiry Date: 11 September 2020
Case Officer: Ellie Thompson **Ext:** 43326

CONSULTATIONS:

Huttons Ambo Parish Council	Comments with a range of views
Highways North Yorkshire	Recommend conditions
Paul Jackson AONB Manager	No comments to make on this proposal.
Environmental Health	
Huttons Ambo Parish Council	Support
Environmental Health	
Paul Jackson AONB Manager	
Highways North Yorkshire	No objection
Neighbour responses:	Hazel Braimbridge, Mr & Mrs Ingram,

Site:

The Rise is a large, two storey, and traditionally styled property, located on The Green in Low Hutton. A single storey section of the building was previously used as the Village shop and Post Office. The property is located within the Howardian Hills Area of Outstanding Natural Beauty.

The property is constructed from brown brick under a clay pantile roof. The property has two connected single storey extensions to the rear, which are connected to a further traditional outbuilding and a derelict and dilapidated blockwork storage / garage outbuilding. This arrangement extends approximately 26 metres along the northern boundary of the site and has resulted in an ad hoc arrangement of buildings. A second, disused concrete garage is located next to the southern boundary of the site, at the top of the existing driveway/access track.

Planning History:

There is no planning history for this property.

Proposal:

This application seeks permission for the erection of a single storey rear extension to form additional living accommodation, a 4-bay garage and 1no. stable with associated landscaping, following the removal of the existing extensions and outbuildings. The proposed extensions will align along the northern boundary of the property in the same position as the buildings which are proposed to be removed. The application also seeks permission to install a set of uPVC French doors on the rear

elevation of the existing dwelling, and a rainwater collection tank underneath the proposed gravel parking/turning area for non-drinking water uses.

The overall length of the proposed rear extension will be approximately 26 metres, with an overall footprint of 180 square metres. The entire extension will feature black uPVC rainwater goods.

The section of the extension which will serve as additional living space will be attached to and accessible from the existing dwelling and will connect to the proposed garage section. The extension is proposed to have a block form, and will feature a shallow asymmetric roof. It is proposed to be constructed from stone-effect blockwork under a clay pantile roof, with triple glazed uPVC windows on the southern elevation. Due to the land levels at the site, this section of the extension is set slightly lower than the proposed garage and stable block. The ridge height of this section is proposed to be approximately 3.8 metres, with an eaves height of approximately 2.7 metres. The overall footprint of this part of the extension is approximately 63 square metres.

The garage and stable sections are also proposed to have a block form with an asymmetric style roof, and will be constructed of stone-effect blockwork with timber effect uPVC pedestrian doors, and uPVC garage doors. The roof of this section of the extension will be constructed of clay pantiles to the northern roofslope, and will be covered with Viridian solar panels, with five interlocking Velux rooflights. This section of the extension is on a slightly higher land level relative to the section immediately adjacent to the house. As such, it is proposed to have a ridge height of approximately 4.2 metres, and an eaves height of approximately 2.2 metres. The overall footprint of this section of the extension is approximately 180 square metres.

As a whole, the length of the proposed extension will sit on a footprint which is the same length as the current set of buildings in this position on the site. This follows revisions to the application to reduce the length of the proposed building along the northern boundary from 30 metres to 26 metres. The revisions to the scheme also included the extension being set back from the northern boundary by approximately 20cm.

Policies:

Under Section 38(6) of the Planning and Compulsory Purchase Act 2004 planning authorities are required to determine each planning application in accordance with the planning policies that comprise the Development Plan unless material considerations indicate otherwise. The relevant Development Plan policies for the determination of this application are:

The Ryedale Plan - Local Plan Strategy (2013)

Local Plan Strategy - Policy SP13 Landscapes

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy – Policy SP18 Renewable and Low Carbon Energy

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

Consultation:

This application was consulted on twice, with the second re-consultation taking place after revised plans were submitted. The revised proposed plans include the removal of one stable section resulting in a reduction in the length of the proposed extension and a change in the proposed roof material slate to clay pantiles.

A brief summary of the position of statutory and non-statutory consultees is included on the front sheet of the report and issues raised are addressed in the relevant appraisal sections of the report. All

consultation responses are available for Members to view in full on the public access webpage, and referred to in the report accordingly. A summary of the representations received from neighbours and the Parish Council is as follows:

Comments on initial proposal:

One objection has been received from the occupiers of the neighbouring property to the north raising the following issues:

- Impact on Residential Amenity: including potential for loss of light or overbearing presence from the proposed development, particularly given the difference in land levels, and the potential impact of odour and noise from any horses.
- The proposed development is disproportionate and unsympathetic in scale to the host dwelling.
- Impact on mature Lime Tree: the objector considers the tree to be of a high amenity value to the character of the area and the AONB. Concern was raised relating to the proposed groundworks of the development, and the potential to damage the root zone of tree, resulting in its loss or damage to the neighbouring property.
- In terms of the application material - concern that the position of (our) orangery will not be taken into account; concern is raised over the appropriate removal of the asbestos and the lack of confirmation of

One representation of support was received, noting that:

- The removal of the existing, derelict buildings (including asbestos) and their replacement with new outbuildings will make the area more visibly attractive.
- The new building will be more environmentally friendly, containing solar panels and a tank for the collection of rainwater for re-use.

The Parish Council responded to the application by stating that members were evenly split in their opinion of the application.

- 2 members of the Parish supported the objection, and considered that the proposed building would be too intrusive on the neighbouring property.
- 2 members of the Parish take the view that the proposed building is no more intrusive than the existing building, and will result in a more positive environmental impact and the removal of substantially derelict buildings.
- The Parish Council also responded that the proposed development is obscured from public vantage points, and would therefore have little or no impact on the wider area.

Comments on the Revised Proposal

The neighbour confirmed that they wished to maintain their previous objections and submitted an arboricultural assessment which relates to the trees adjacent to the boundary with the application site. The contributor who wrote in support of the application responded to the re-revised plans with the same letter of support, reiterating the same points.

Low Hutton Parish Council responded to the revised plans, and confirmed support for the application.

Appraisal:

The main issues relating to this application are considered below.

Design

The proposed extension will be significant in its length, extending out from the rear of the property by approximately 26 metres, although it should be noted that at this length the proposed extension will be the same length as the existing derelict outbuildings at the site. At its widest point the proposed extension will have a width of approximately 7 metres, which will be two metres larger than the existing buildings on the site. This is necessary for the extension to serve as a garage building which will house modern-day cars. For the most part, the proposed extension covers the footprint of existing buildings on the site. Significantly, the proposed linear form of the new extension is considered to be acceptable, as it follows the linear alignment of the plot, which runs from east to west, away from the public highway. The proposal would not constitute an over-development of the plot, due to the large size of the site.

Although the extension will be large, its overall mass will be broken up by the difference in height between the domestic section of the extension and the ancillary, garage section of the extension. These sections of the building vary in external appearance. This helps to visually break the mass of the proposed building and provides the appearance of a series of outbuildings which are domestic in scale and subservient to the main property.

The extension is subservient in height to the main dwelling. The proposed shallow asymmetric design of the roof helps to ensure that the scale and mass of the extension is not overly dominant in this respect. The proposed roof form will also ensure that the extension will not interfere with or disrupt the existing first floor fenestration of the main dwelling.

The proposed use of stone blockwork on the rear extension is considered to be acceptable, as it will have a neat, traditional appearance, which will not compete architecturally with the existing brick built dwelling. The extension will be clearly readable as a new addition to the property. The use of clay pantiles is considered to be appropriate, as this is the primary roofing material used throughout Low Hutton. The use of interlocking solar panels on the southern elevation of the garage section of the extension, would not be detrimental to the appearance of the proposed development or the character of the locality.

The proposed uPVC french doors on the rear elevation of the existing dwelling are considered to be acceptable and will utilise an existing window opening.

It is considered that within the context of the residential use, the proposed solar will be satisfactorily assimilated without resulting in an adverse impact on the character or appearance of the local area.

On this basis, it is considered that the proposed extension is appropriate in terms of materials, scale and form. As a result, the development is considered to comply with Policy SP16 (Design) of the Local Plan Strategy.

Effect on Neighbours

The extension is immediately adjacent to the boundary with the neighbouring property to the north. It should be noted that the neighbouring property is set back in its plot with the result that the outbuildings on the application site are to the immediate south of the neighbouring property. The asymmetric design of the roof will ensure that the tallest point of the extension will be set approximately 4.3 metres within the site, away from the neighbouring boundary to the north.

The level of the eaves on the building is maintained across the entire extension. However, due to the rising land levels of the plot there is a difference in eaves height. The section of proposed building which is nearest to the neighbouring dwelling will have an eaves height of 2m. Although the neighbouring property is set down and situated in a lower position relative to the application site, the eaves height of the proposed building will be the same as the eaves height of the existing derelict outbuildings in this position at the boundary between the two properties. As a result it is considered that

the proposed extension will not result in an unacceptable impact on the residential amenity of neighbours, in terms of loss of light or overbearing effects, over and above what is currently experienced.

No window openings are proposed to be installed on the northern elevation of the extension, and as a result it is considered that there will be no loss of privacy that will result from the proposed scheme.

The application proposes a single stable bay at the western end of the proposed garage building. The building and use are domestic in scale. It is considered that providing appropriate manure management is secured by condition, the proposed stable would not result in an unacceptable impact on the amenity of the occupiers of the neighbouring property in terms of odour.

On this basis, it is considered that the proposed development is considered to comply with Policy SP20 (Generic Development Management Issues) of the Local Plan Strategy.

Landscape

The property is located within the Howardian Hills Area of Outstanding Natural Beauty (AONB). There are no significant views into the site from public vantage points. Notwithstanding this, the proposed development relates to a domestic extension within the village setting and will be constructed of appropriate materials. The works also involve the removal of unattractive derelict buildings. The AONB manager has been consulted on this application and has made no comments.

As a result it is considered that the proposed development will not have negative impact on the character or appearance of the Area of Outstanding Natural Beauty and therefore complies with Policy SP13 (Landscapes) of the Local Plan Strategy.

Renewable Energy and Sustainability

The entire southern roofslope of the garage section of the extension is proposed to be made up of interlocking Viridian solar panels, with 5 integrated rooflights. The application also seeks to install a water-collection tank beneath the proposed parking/turning area, which will collect rainwater and water runoff from the proposed extension, to be used for non-drinking water/grey water uses such as toilet flushing.

These elements of the proposal are to be welcomed and weigh in favour of the scheme under Policy SP18 (Renewable and Low Carbon Energy) of the Local Plan Strategy.

Trees

The development originally extended approximately 1 metre past a mature lime tree, which stands close to the northern boundary of the site on the neighbours' side. The tree is visible from public vantage points along the highway and is considered to make a contribution to the character and amenity of the area, however the tree does not currently benefit from a Tree Preservation Order. Concerns were raised in relation to the impact of the proposed development on this tree and its root zone. Following negotiations, the applicant revised the plans to remove one of the stable blocks from the western end of the development. As a result the north western corner of the development is now proposed to be located approximately 1.8 metres away from the tree.

The Tree and Landscape Officer was consulted on the revised plans. While he noted some potential issues relating to the proximity of the development to the tree that the applicant should be aware of, such as nuisance (sap/leaves/seeds) and a subsidence risk but confirmed no objections to the scheme providing that the development would be constructed using non-standard foundations in order to protect the root zone. A condition is proposed to ensure that the type of foundations are agreed prior to the commencement of any works. The Tree Officer also recommended a condition to ensure a method statement, detailing how the trees will be protected from the demolition through to completion of the development should be provided prior to the commencement of the development.

The occupiers of the neighbouring property to the north have maintained their objection to the revised plans, and submitted their own, professionally commissioned arboricultural report. The report concluded that the proposed works would be harmful to the nearby tree. The Tree and Landscape Officer has reviewed the report and its conclusion, and has confirmed that his response remains the same; that subject to their previously recommended conditions they have no objections to the proposed development.

Conclusion

The proposed development will result in the removal of a number of derelict buildings from the site, and their replacement with a new building which will improve the appearance of the dwelling and the site. The design of the proposal is considered to be acceptable and the use of solar panels and rain water harvesting is welcome. The proposals are not considered to result in an unacceptable impact on the amenity of the occupiers of neighbouring property and can be constructed in a manner which would protect neighbouring mature trees of amenity value. On balance, it is considered that the proposed development complies with the relevant policy criteria set out in Policies SP13, SP16 and SP20 of the Ryedale Local Plan – Local Plan Strategy. On this basis 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 plan(s):

Site Location Plan, drwg. no HA 01 (received by the Local Planning Authority on 13/07/2020)

Revised Proposed Site Layout Plan, drwg. no. HA 02 A, (received by the Local Planning Authority on 25/08/20)

Revised Proposed Elevation Plans, drwg. no. HA 03 A, (received by the Local Planning Authority on 25/08/20)

Revised Proposed Floor Plans, drwg. no Ha 04 A, (received by the Local Planning Authority on 25/08/20)

Reason: For the avoidance of doubt and in the interests of proper planning in accordance with Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

3 Once parking areas have been created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason: to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development, and in accordance with policy SP20 of the Ryedale Local Plan.

4 No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. wheel washing facilities on site to ensure that mud and debris is not spread onto the adjacent public highway;
2. the parking of contractors' site operatives and visitor's vehicles;
3. areas for storage of plant and materials used in constructing the development clear

- of the highway;
- 4. details of site working hours;
- 5. details of the measures to be taken for the protection of trees; and
- 6. contact details for the responsible person (site manager/office) who can be contacted
in the event of any issue.

Reason: In the interest of public safety and amenity and in accordance with policy SP20 of the Ryedale Local Plan.

- 5 Prior to the commencement of the development hereby approved, details of non-standard foundations (e.g. Pile and Beam) to be used on the development, shall be submitted to and approved in writing by the Local Planning Authority

Reason: In the interests of local amenity and to protect the nearby mature trees, in accordance with Policy SP20 of the Ryedale Local Plan - Local Plan Strategy.

- 6 Prior to the commencement of the development hereby approved, a detailed method statement including details of how the nearby trees will be protected from demolition to completion of the development, including a plan showing the location of protective fencing/ground protection shall be submitted to and approved in writing by the Local Planning Authority.

Reason: In the interests of local amenity and to protect the nearby mature trees, in accordance with Policy SP20 of the Ryedale Local Plan - Local Plan Strategy.

- 7 Prior to the introduction of any horses on site, a Manure Management Plan shall be submitted in writing for approval to the Local Planning Authority. This shall detail the measures to be taken to minimise environmental issues through the correct collection and storage of animal waste. It shall detail the methods of animal bedding and area cleaning. Such a plan shall be reviewed whenever there are significant changes, and implemented.

Reason: In order to protect the amenity of surrounding properties, and to satisfy Policy SP20 of the Ryedale Plan - Local Plan Strategy

- 8 The Stable block hereby permitted shall only be used for personal/domestic use in association with the property currently known as 'The Rise'. The use of the site or the facilities should not be used in any way which would relate to a commercial enterprise.

Reason: In the interest of preserving the character and tranquillity of the area in line with Policy SP20 of the Ryedale Plan - Local Plan Strategy and the National Planning Policy Framework.