

Item Number: 7
Application No: 20/00967/HOUSE
Parish: Huttons Ambo Parish Council
Appn. Type: Householder Application
Applicant: Mr Thomas Holmes
Proposal: Erection of part two storey/part single storey rear and side extension, together with the formation of new parking area on land to the front of dwelling (part-retrospective).
Location: 5 Wold View Village Street High Hutton Malton YO60 7HL
Registration Date: 26 October 2020
8/13 Wk Expiry Date: 21 December 2020
Overall Expiry Date: 12 January 2021
Case Officer: Ellie Thompson **Ext:** 43326

CONSULTATIONS:

Paul Jackson AONB Manager	Serious concerns
Huttons Ambo Parish Council	Objection
Highways North Yorkshire	No objection
Huttons Ambo Parish Council	Object
Paul Jackson AONB Manager	Concerns
Highways North Yorkshire	No response received
Paul Jackson AONB Manager	
Huttons Ambo Parish Council	Objection

Representations: Mrs Sue Kershaw, Mr And Mrs Wallis,

SITE:

The property is a 20th Century, two-storey, semi-detached property, fronting Back Lane in High Hutton. It is located within the Howardian Hills Area of Outstanding Natural Beauty, and is within the High Hutton Development Limits. A public footpath runs through a field to the north of the property.

The property is constructed from red brick under a red tile roof, and features white uPVC windows and doors. The property benefits from a relatively large rear garden, which extends in a north easterly direction by approximately 36 metres. The end of the garden dog-legs in an easterly direction away from the property. The rear garden runs behind the rear gardens of the neighbouring properties 1-4 Wold View, which are located to the north on Village Street. There is an existing, flat-roofed, attached outbuilding to the rear of the property.

The front elevation of the property faces Back Lane although unusually, the entrance to the dwelling is on the side (north-western) elevation. A small section of front garden/ domestic curtilage is located between the house and the proposed car parking area.

The proposed car parking area is located behind a mature native hedge which bounds Back Lane. It was previously used as allotment/scrub land and is understood to be owned by the local Estate. The applicant leased this plot of land from the Estate, and has since partially constructed an off road parking area on this area of land. This covers an area approximately 10m by 14m. The parking area is accessed using an existing access on Back Lane which is used to serve the property and its attached neighbour.

PLANNING HISTORY:

There is no relevant planning history for this site.

PROPOSAL:

The application originally sought permission for a much larger flat-roofed, two storey rear extension, together with a flat-roofed, single-storey rear and side extension, and a large flat-roofed box dormer window on the rear (north-eastern) roof slope, to allow for the conversion of the loft space. The original scheme received two neighbour objections, an objection from the Parish Council and an objection from the AONB Manager. In addition, Officers had significant concerns relating to the original design of the scheme. It also became apparent that the land to the front of the property had previously been used as an allotment garden and that the applicant would require planning permission to use this area as a parking area. Officers relayed their concerns to the applicant's agent, and the scheme was subsequently revised to significantly reduce the scale of the proposed extension and to include the car parking area.

As it now stands, this application now seeks permission for the erection of a part two storey/part single storey rear and side extension, together with the formation of a new parking area on land to the front of dwelling (that part being retrospective).

The two-storey section of the rear extension is proposed to have a hipped roof, cross wing form. It is proposed to have a depth of approximately 3.3 metres, and a width across the rear elevation of the property of approximately 5.7 metres. The overall ridge height of the two-storey extension is proposed to be approximately 7 metres, with an eaves height of approximately 5.1 metres to match the existing dwelling. The extension is proposed to be constructed from matching brick under a red tile roof, and will feature uPVC windows on its north-eastern (rear) elevation.

The single storey section of the rear extension is also proposed to be constructed from matching brick, under a flat grp constructed roof, featuring a rooflight. This section of the extension is proposed to feature a parapet wall, with a resulting overall height of approximately 3.1 metres, with a footprint of approximately 7.1 square metres. The overall footprint of the entire rear extension will be approximately 25.9 square metres.

The single storey side extension is proposed to be constructed on the north-west (side) elevation of the existing property and the proposed rear extension. It is also proposed to have a flat-roof, block form, to align with the proposed single-storey section of the rear extension. The side extension has been designed to better connect the property to its unusually shaped plot, and as a result has an angled northern elevation which faces into the rear garden. The extension is proposed to have a white/cream rendered finish under a grp roof, and will feature a rooflight and a parapet wall. The overall height of the side extension is proposed to be approximately 3.1 metres, with a footprint of approximately 23 square metres. As a result, the overall, collective additional footprint of the proposed works will be approximately 48.9 square metres.

The application also seeks to install a new, obscure glazed, top-hung window in the side (north-western) elevation of the existing dwelling, to serve a new study space. It is also proposed to install a set of uPVC French doors on the front elevation of the dwelling, to replace an existing ground-floor window.

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 SP20 Generic Development Management Issues

Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

REPRESENTATIONS:

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 in response to the initial application is as follows.

Two objections were received from the occupiers of neighbouring properties (Nos. 3 and 4 Wold View on Village Street). They raised the following concerns:

- Loss of Privacy/Overlooking of neighbouring properties 1-4 Wold View on Village Street.
- Impact on the amenity of neighbouring properties; as a result of visual impact, light disturbance; the potential for significantly increased noise nuisance; and overshadowing and loss of direct sunlight.
- Overbearing impact and unneighbourly form of development: Proximity to no.4 Wold View will create a sense of enclosure for the occupiers of the neighbouring property.
- Loss of Light: the development will reduce daylight from the south-east.
- Design: the scale and mass of the development will result in an over-development of the plot. The proposed scheme does not take account of the local vernacular, and will have a major detrimental impact on the visual amenity of neighbouring properties.
- Impact on the Howardian Hills AONB: as a result of an inappropriate and unsympathetic design on the environment and green space. The development will be visible from a public right of way, the front street and the York-Malton train line and will have a detrimental impact on the wider community.
- The design is not sympathetic to the iconic 1930s/40s former council house style and shape, and would architecturally imbalance the pair of semi-detached properties.
- Scale and angle of proposed dormer; multiple flat-rooves are at odds with the style of the main dwelling.
- The parapet wall might appear too much in design and encroach/be overbearing on the neighbouring property (no.4).
- The proposed mixture of materials will appear at odds with the existing property and the surrounding locality.
- The proposed works would re-configure the daytime living space to the side and rear of the property, with increased light and noise disturbance.
- Loss of/Impact on the View from neighbouring properties.
- The area is used as a flight path for bats.

Huttons Ambo Parish Council also objected to the proposed scheme, and raised a number of concerns, including:

- The proposed alterations are excessive, large in scale and will result in an over-development of the plot, and will be visible for miles around. The development is out of keeping and potentially obtrusive to the neighbours.
- The 3 levels of flat roof would be obtrusive and out of keeping with the locality.
- Loss of privacy/overlooking for properties 1-4 Wold view.
- Impact of Light Pollution on neighbouring properties.
- Impact of noise pollution from the angle and positioning of the proposed bi-fold doors.
- The proposed dormer window would be an unsightly protuberance for the locality, and will be visible from the main road.
- It is important that any development on Wold View is sympathetic, due to the positioning of the properties on top of the hill. The proposed works are not considered to be sympathetic.

The AONB Manager objected to the scheme raising the following concerns:

- Wold View is visually prominent in the landscape, with views from the lower ground to the north, and the public road from Low Hutton to the A64.
- The proposed development is a significant over-development of the site and should be reduced.
- There is no concern with the principle of extending the property but the proposed single storey extension is excessive in size and sits poorly with the proposed two-storey extension.
- The proposed dormer is of an incongruous and unsympathetic design and would be visually intrusive into the AONB landscape.
- Concern was raised relating to the need for more off-street parking.

A summary of the comments received in response to revisions to the design of the scheme is as follows.

Two objections were received from the occupiers of neighbouring properties (Nos. 3 and 4 Wold View on Village Street). They raised the following concerns:

- Loss of Privacy and Overlooking: the revised scheme reduces over-looking but the proposed ground-floor bi-fold doors and obscure glazed 1st floor window face directly towards the neighbouring properties 1-4 Wold View and significantly impact on privacy.
- The positioning and scale of the bi-fold doors, together with the rearrangement of the primary living space towards the rear/side of the property, would result in increased light and noise disturbance.
- Loss of Light; the removal of the dormer is welcomed, but concern was raised relating to the increased depth and height of the two-storey extension may still result in a loss of light.
- Inappropriate and unsympathetic design and materials; resulting in the over-development of the plot.
- Concerns were raised over the potential prominence of the parapet wall.
- The proposed design would not be in keeping with the locality, and would be of a scale that would adversely affect the amenity of neighbours.
- The design would not be sympathetic to the iconic 1930s/40s former council house style and shape, and would architecturally imbalance the pair of semi-detached properties.
- Proximity of the side extension to the boundary with no.4 Wold View, which will result in an over-bearing impact and a sense of enclosure for the occupiers of the neighbouring property.
- Concern was raised relating to the potential impact on the boundary hedge.
- Loss of/Impact on the view from neighbouring properties.
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The Parish Council requested that their previous objections to stand for the revised plans.

The AONB Manager made the following comments on the revised scheme:

- The proposed rear two-storey extension is a significant improvement.
- The new shape of the ground floor extension is more significant when viewed from the north, due to the wall façade extending further into the garden. Together with the parapet wall feature the extension is significant in terms of height and extent, and will have an adverse impact on the AONB landscape.

In response to consultation on further revisions to the application which incorporated the inclusion of the area for car parking, two objections further objections were received from the occupiers of neighbouring properties (Nos. 3 and 4 Wold View on Village Street). These reiterated earlier concerns/objections relating to the proposed extensions and raised the following concerns in response to the proposed parking area:

- Size: the parking area is very large and stark for a domestic parking area, and is disproportionate for the size of the dwelling, and is more civic in its proportions.
- The parking area is only for the use of the applicant and visitors to no.5 Wold View.
- Loss of privacy: some native hedge had been removed to create the parking area, resulting in no.4 Wold View to be visible from Back Lane. Light from cars now shines onto no.4 at night.
- Ground Levels and Drainage: The parking area is on a lower land level than Back Lane and there is no indication as to what materials will be used or how drainage will be managed.
- The parking area has been used for commercial/construction vehicles since its creation in the summer of 2020. It has also been used to the temporary storage of building materials, which are visually unpleasant and create excessive traffic activity.
- There is concern that the area will be used as a builder's yard at times.
- The parking area is visible from the public highway which detracts from the visual amenity of arriving into High Hutton.

The Parish Council maintained their previous objections to the scheme in relation to the extensions, and raised the following comments relating to the parking area:

- The proposed parking area is welcomed, but there is concern that it will be used as a builder's yard. The parish council recommend a condition ensuring the parking area will only be used for vehicle parking.

The AONB Manager was consulted on the third revision of the scheme but did not respond to the consultation.

The Local Highway Authority were consulted and raised no objections to the proposed scheme.

APPRAISAL:

The main issues relating to this application are considered below.

Design

The existing property is a relatively modern brick built semi-detached dwelling, with a simple, pitched roof form. The new, two-storey section of the rear extension is proposed to have a hipped, cross-wing form, which will extend out from the rear roofslope of the existing dwelling. The eaves height of the extension will match the eaves of the existing property at a height of approximately 5.1 metres. The ridge height of the extension will be approximately 7 metres, which will be set down from the overall ridge height of the dwelling by approximately 1.2 metres. On this basis, the proposed two-storey section of the extension is considered to be subservient in scale to the host dwelling. The single-storey section of the rear extension is proposed to have a flat-roof form, and is limited in scale (3.1m in height and 2min width). The form of this element of the rear extension reflects the form of the existing rear attached outbuilding, and it is considered to be acceptable.

The rear extension is proposed to be constructed from materials to match the existing dwelling, which is considered to be appropriate. However, as part of the extension will be two-storey and visible from public vantage points, it is considered that a condition should be imposed on any permission given, to ensure that a good quality matching brick and roof tile will be used.

The proposed single-storey side extension is proposed to have a flat-roof, block form, featuring a parapet wall. The parapet wall will ensure that the proposed rooflights will not be visible from ground level, and it is considered that it will result in a neat and simple appearance. The parapet wall increases the height of the building by approximately 0.3 metres, resulting in an overall height of approximately 3.1 metres. Notwithstanding this, the single-storey side extension will be subservient in scale to the host dwelling, and is considered to be acceptable in design terms. The existing dwelling is not considered to be of any particular architectural merit and the proposed flat roof/parapet design is not considered to compete with or undermine the appearance of the property.

The shape of the single storey side extension has been designed to better enable connectivity between the dwelling and the rear garden. It has an unusual, angled shape on its northern elevation in order to reflect the orientation of the main house and the garden. However, from Back Lane, the extension will have a simple, modern, block form. It is not considered that the form of the side extension will appear incongruous with the host dwelling, particularly when the shape of the overall plot is taken into account. It is considered that it is acceptable in terms of its scale and form.

The single storey side extension is proposed to have a white/cream rendered finish under a flat gyp roof. While render is not been predominantly used within the locality, it is considered that render can often look attractive when paired with a brick built building, particularly if the proposed development is of a modern form and design. The use of render will also visually demarcate the single-storey, modern extension from the existing dwelling, and the proposed, more traditionally styled two-storey extension. On this basis, it is considered that the use of render on the single-storey side extension is acceptable in terms of design, however a condition is proposed in order to ensure an appropriate colour and finish of render will be used.

The proposed works will result in an overall additional footprint of approximately 48.9 square metres. It is considered that the collective appearance of the property as a result of the proposed works will not be unsympathetic to the character and appearance of the host dwelling. On this basis the proposed works are considered to comply with Policy SP16 (Design) of the Local Plan Strategy.

The proposed car parking area is adjacent to Back Lane. The existing native hedge between the site and the road helps to screen and soften the appearance of the proposed gravel area. A condition is recommended to ensure that the area is only used to provide for the domestic parking requirements of the occupiers of the property.

Landscape Impact

The property is located within the Howardian Hills Area of Outstanding Natural Beauty. Views of the western side elevation of the proposed development will be achieved across the adjacent allotment land into the rear garden of the property from the main street. Views of the proposed development will be achieved from a public footpath in a field to the north of the site.

The host property is not considered to be of such architectural or historic merit or character for it to make a positive contribution to the character, appearance or special qualities of the designated landscape. The proposed extensions will be readily visible as domestic extensions to a dwelling. In design terms the extensions are subservient to the host dwelling. They will be visible within the context of a residential grouping of buildings and garden land and in the context of a range of other extension styles to dwellings in the locality including two storey flat roof side extensions, hipped roof side extensions, conservatories and garden structures including poly-tunnels.

From Back Lane, limited views of the side extension and proposed parking area will be achieved. From the public footpath to the north, intervening distance, hedgerows and garden trees limit views of

the proposed development. It is considered that the two storey section will be the element of the development that will be most readily visible from the public footpath.

The proposed extensions are not considered to be of an unacceptable design and are proportionate in scale to the host dwelling. They will not appear so visually dominant or unattractive so as to undermine or adversely impact upon the natural beauty and special qualities of the protected landscape. The proposal is not considered to conflict with Policy SP13 (Landscape) of the Local Plan Strategy.

Impact on Neighbouring residential amenity

The host dwelling is surrounded on two sides by neighbouring properties and gardens and is a semi-detached property with an attached neighbour to the south-east. The rear elevations of properties 1-4 Wold View on Village Street are located to the north-west of the property. The designed/planned layout of the grouping of houses is such that the garden of the application site runs immediately behind the gardens of these neighbouring properties. Boundary garden landscaping has been generally well maintained which may be so as to maintain the large and expansive view over Malton and Norton to the Wolds that is achieved from the elevated position of these properties in High Hutton. The configuration and juxtaposition of dwellings and gardens, combined with the well maintained garden and boundary planting means that there is a high degree of existing intervisibility between the rear of the dwellings and their gardens.

The proposed two storey extension will extend 5.7 metres across the rear of the property to a height of 5.1 metres to the eaves and 7 metres to the ridge, with a width of 3.3m. It is not proposed to run to the boundary with the semi-detached neighbouring property, but will be 2.5 metres from the boundary, separated by the single-storey section of the rear extension and a small gap. This will result in a section of flank wall that will be visible from the attached neighbouring property. However, the extension is limited in depth and coupled with generous garden space and the open and spacious setting of the properties, it is considered that the extension will not result in an unacceptable overbearing impact on the occupiers of the attached property. It should be noted that the occupiers of the attached property (Number 6 Wold View) have not objected to the application.

The two storey extension will have a view of the attached neighbours' rear garden from first floor level, due to the orientation of the two plots. However, while the north-eastern elevation of the extension will be closer to the neighbouring boundary, it is considered that the view of the neighbouring garden will be no different to the view which is currently achieved from the existing property. There is no increase in the amount of first floor glazing, and the orientation of the extension is the same as the existing property. As a result it is not considered that the two-storey extension will have a detrimental impact on the amenity of the occupiers of the attached neighbouring property (No.6 Wold view).

Concerns have been raised that the proposed extensions and in particular the parapet wall of the single-storey side extension will have an overbearing impact on the occupiers of the neighbouring property to the north-west (No. 4 Wold View). As previously discussed, the parapet wall feature adds approximately 0.3 metres to the height of the extension, resulting in an overall height of approximately 3.1 metres. At its closest point the proposed extension will be approximately 16.5 m from the rear elevation of No. 4 Wold View, with intervening garden land. In addition this neighbouring property is on slightly elevated ground above the location of the proposed side-extension. Whilst the proposed extensions will be readily visible from No 4 and other properties on Wold View, it is considered that neither the single-storey nor two storey extension will result in any over-bearing effects on the occupiers of any of the neighbouring properties to the north-west.

Concerns have also been raised regarding the potential for loss of privacy and increased noise and light disturbance, which could potentially arise from the reconfiguration of the ground floor layout. Particular concern was raised over the installation of the proposed bi-fold doors on the angled, northern elevation of the single-storey side extension. The bi-fold doors are proposed to be installed to

provide a direct view down the rear garden of the property. The proposed bi-fold doors and their orientation would decrease the distance between the properties. Whilst oblique views to neighbouring properties and gardens may be achieved, this would not result in a level of increased direct overlooking over and above the inter visibility that is currently experienced between the dwellings and their gardens.

The application site is on a lower ground level than the neighbouring properties on Village Street, and there is a mature boundary hedge which runs along the rear boundaries of Nos. 4 and 3 Wold View. It is considered that due to the land levels and the position and height of the hedge, views into the neighbouring properties at ground floor level will be limited and could be avoided if boundary landscaping was higher or if the applicant decided to erect boundary fencing under permitted development rights.

The proposed works include the installation of a new, obscure glazed, top hung window in the northern elevation of the existing property. Concerns have been raised that this window will result in a loss of privacy for the occupiers of the neighbouring properties to the north-west. As the window is proposed to be obscure glazed and top hung, it is considered that the window will not result in any direct overlooking of the neighbouring properties. A condition will be added to ensure that a high level (Pilkington Glass grade 5 or equivalent) of obscurity is achieved and thereafter maintained in the new window opening, to protect the amenity of neighbours.

Objections have been raised in relation to the impact on surrounding residential amenity from increased light pollution arising from the proposed extensions. As a result of the juxtaposition of the properties, the proposed extensions will change the outlook from neighbouring properties. The application site is however, a residential property with associated residential curtilage and garden immediately in front of neighbouring gardens and forming part of a wider area which is residential in its character. Whilst the impact of internal illumination is normally controlled with the use of window coverings, it would be considered to be unreasonable to restrict the internal illumination of the dwelling. The applicant could also already utilise permitted development rights to extend the property or erect garden outbuildings which would be light generating in the locality. The suggestion has also been made that external lighting should be controlled by condition. Given that this is not something that currently applies to surrounding neighbouring residential properties, this is not considered to be a reasonable condition to impose in these circumstances.

On this basis, the proposed development is not considered to conflict with the requirements of Policy SP20 (Generic Development Management Issues) of the Ryedale Local Plan Strategy.

Conclusion

The proposed development is considered to comply with the relevant policy criteria set out in Policies SP13, SP16 and SP20 of the Ryedale Local Plan Strategy and the NPPF. On this basis conditional approval is recommended.

RECOMMENDATION: Conditional 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. YB666-001 (scanned to file 27.10.2020)

Proposed Site Layout Plan, drwg. no. YB666-008 Rev D (scanned to file on 18.12.20)
Proposed Elevations Plan, drwg. no. YB666-007 Rev B (scanned to file on 20.11.20)
Proposed Ground Floor Plan, drwg. no. YB666-004 Rev A (scanned to file on 20.11.20)
Proposed First Floor Plan, drwg. no. YB666-005 Rev B (scanned to file on 20.11.20)
Proposed Roof Plan, drwg. no. YB666-006 Rev B (scanned to file on 20.11.20)

Reason: For the avoidance of doubt and in the interests of proper planning in accordance with Policies SP13, SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 3 Prior to works of above ground construction, details and samples of the render, brick and roof tile to be used on the exterior of the extensions hereby approved 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 Local Plan Strategy.

- 4 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 north-western (side) elevations of the extension hereby approved at first and ground floor level.

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

- 5 Unless otherwise agreed in writing with the Local Planning Authority, the first floor level window to be located to the north-western (side) elevation of the property hereby approved shall be obscured to the highest level of obscuration (Pilkington Glass Level 5 or equivalent). Unless otherwise agreed in writing with the Local Planning Authority, this window shall be top hung only and retained for the life time of the development.

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

- 6 The proposed parking area must only be used as an area for domestic parking, in association with the occupancy and use of No. 5 Wold View. The area must be maintained clear of any storage or obstruction and retained for its intended purpose at all times.

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