

Item Number: 10
Application No: 21/00874/HOUSE
Parish: Habton Parish Council
Appn. Type: Householder Application
Applicant: Mr Steve Mason
Proposal: Erection of part two-storey part single-storey side extension following demolition of existing single storey outhouse (revised details to 20/00761/HOUSE dated 31.10.2020 - rendering of the extension)
Location: Great Habton Post Office 7 Beech View Habton Lane Great Habton Malton North Yorkshire YO17 6TX

Registration Date: 14 July 2021
8/13 Wk Expiry Date: 8 September 2021
Overall Expiry Date: 13 August 2021
Case Officer: Ellie Thompson **Ext:** 43326

CONSULTATIONS:

Habton Parish Council No response received

Representations: No responses received

SITE:

The property is a 2-storey, semi-detached property, located on Beech View in Great Habton. The property is constructed from red brick under a red clay tile roof, and features white uPVC windows. There is an existing, lean-to style outhouse on the eastern elevation, which houses the main entrance to the property. The property is situated on a slightly raised land level, which is elevated above the public highway.

HISTORY:

20/00761/HOUSE: Planning permission was granted for erection of part two-storey part single-storey side extension following demolition of existing single storey outhouse.

PROPOSAL:

This application seeks permission for revisions to an existing permission to erect a part two-storey part single-storey side extension following demolition of the existing single storey outhouse. (ref: 20/00761/HOUSE dated 31.10.2020). The proposed extension is identical in scale and form to the approved scheme. The proposed revision relates to the external finish of the extension. It is now proposed to be finished in a white coloured render rather than the approved brick finish.

The new extension is proposed to be erected on the eastern elevation of the property, in the location of the existing outhouse, with the single storey section of the extension extending out into the rear amenity space of the property.

The 2-storey section of the extension has been designed with a pitched roof form, and will have the same roof pitch as the host dwelling. This section of the extension will have an overall ridge height of approximately 6.7 metres, with an eaves height of approximately 4.5 metres. The extension will be approximately 40cm wider than the existing outhouse. The extension is proposed to be constructed with a white render finish under a red clay tile roof, and will feature white uPVC windows. The main entrance into the property is proposed to be moved and installed in the northern elevation of the existing property.

The single storey section of the extension will have a cross-wing, pitched roof form, with a gable end to the south. It will have an overall ridge height of approximately 3.7 metres, and an eaves height of approximately 2.8 metres. This section of the extension will also be constructed with a render finish under a red clay tile roof, and will feature white uPVC windows on the southern elevation, with a door on the western elevation.

The overall footprint of the entire extension will be approximately 35.9 square metres.

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 SP16 Design

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Material Considerations

National Planning Policy Framework (NPPF)

National Planning Practice Guidance (PPG)

REPRESENTATIONS:

Great Habton Parish Council have been consulted, but have not responded to the application. No responses from neighbours have been received.

APPRAISAL:

This application is referred to the Planning Committee for determination as the applicant is an elected Ryedale District Councillor.

The main issues relating to the application are considered below.

Design

The new extension is proposed to be of the same scale and form as what was originally approved, with the same fenestration arrangement. As a result, it is considered that the overall form, style and scale of the proposed extension is considered to be appropriate in terms of design.

The main change in the design of the extension is the use of a white coloured render finish, as it is understood that the applicant has been unable to find a good brick match to the main property.

The existing property is constructed from a traditional, imperial red brick. The attached neighbouring property and the other semi-detached properties along Beech View are also constructed from red brick, and form a relatively uniform street-frontage in terms of scale and colour tone. Owing to the land levels at the site and the pattern of development in this location, there is a relatively generous amount of space to the front of the site, resulting in these properties appearing quite prominent within the street-scene. On this basis, it is considered that a two-storey, white, rendered extension would appear visually conspicuous against this backdrop.

However, it is considered that the use of render is often preferable to a badly matched brick, which can detract from the appearance of a dwelling. While the use of render on the new extension will

appear more visually bold, it is considered that render can often look attractive when paired with a brick built building, as it does result in a neat and simple finish, which will not compete with the traditional brick. The use of render will also visually demarcate the proposed extension as a modern addition to the existing dwelling. There are examples of render in the locality, including its use on the public house opposite the site. In this respect, its use is not wholly out of character with materials found in the surrounding area.

No objections have been received to the proposed use of render on the new extension. As such, the proposed use of a white coloured render on the new extension is considered on balance, to be acceptable. On this basis, the proposed development is considered to comply with Policy SP16 (Design) of the Ryedale Local Plan Strategy.

Effect on Neighbouring Amenity

The location, orientation, form, scale and fenestration detailing of the proposed extension are unchanged from the approved scheme. The latter was considered to be acceptable in terms of neighbouring residential amenity. The proposal remains compliant with Policy SP20 (Generic Development Management Issues) of the Ryedale Local Plan – Local Plan Strategy in this respect.

Highways and Parking

There is sufficient space within the site to accommodate the required number of car parking spaces for a four bedroomed property. The Local Highway Authority responded to the original application for the development, and raised no objections but recommended some conditions. As the proposed development is of the same scale, form and orientation as the previously approved scheme, it is considered that these conditions should also be applied to this revised application.

Conclusion

The proposed revision to the permitted scheme for the use of a rendered external finish is considered, on balance, to be acceptable in terms of design. The proposed development is in accordance with the relevant policy criteria set out in Policies SP16 and SP20 of the Ryedale Local Plan – Local Plan Strategy. On this basis approval is recommended subject to the following conditions.

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 (Scanned to file on 20.07.2021)
- Proposed Floor Plans, drwg. no. 02 Rev B, (scanned to file on 20.07.2021)
- Proposed Elevation Plans, drwg. no 04 Rev B, (scanned to file on 20.07.2021)

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 The materials of the development hereby approved shall be in accordance with the details included in the Planning Application Form unless otherwise agreed 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 The render on the extension hereby approved shall be finished in a cream or off-white or white colour unless agreed 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.

- 5 3 no. parking spaces 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 to comply with policy SP20 of the Ryedale Local Plan.

- 6 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:

- The parking of contractors' site operatives and visitor's vehicles;
- Areas for storage of plant and materials used in constructing the development clear of the highway;
- Details of site working hours;
- 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 to comply with policy SP20 of the Ryedale Local Plan.