

Item Number: 13
Application No: 21/00984/HOUSE
Parish: Luttons Parish Council
Appn. Type: Householder Application
Applicant: Katie Hanrahan
Proposal: Erection of single-storey extension to front elevation
Location: 1 Hillside Way West Lutton Malton YO17 8TE

Registration Date: 2 July 2021
8/13 Wk Expiry Date: 27 August 2021
Overall Expiry Date: 3 August 2021
Case Officer: Ellie Thompson **Ext:** 43326

CONSULTATIONS:

Luttons Parish Council Raised Concerns

Representations: No responses received

SITE:

The property is a 20th century, two-storey, semi-detached property, located on Hillside Way off Back Lane in West Lutton.

The property is constructed from a light orange brick under a clay pantile roof, and features white uPVC windows and doors. The property has been designed with a protruding central section which is shared with the attached neighbouring property, which creates a small re-entrant area on the front elevation of the dwelling.

PROPOSAL:

This application seeks permission for the erection of a single-storey front extension, to allow for additional porch and ground floor shower room facilities.

The new extension is proposed to have a mono-pitched, lean-to form, and will be situated in the re-entrant area, between the south-east (front) and south-west (side) elevations. The front of the extension will extend slightly further forward than the front of the elevation of the main dwelling, by approximately 0.9 metres.

The extension is proposed to be constructed from matching brickwork, under a matching clay pantile roof. It is proposed to feature a single entry door on its front (south-east) elevation, and a single window in its side (south-western) elevation.

The overall ridge height of extension will be approximately 3.7 metres, with an eaves height of approximately 2.6 metres. The overall footprint of the extension will be approximately 8.8 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:

Luttons Parish Council were consulted on the application, and raised some concerns over the proposed development, stating that they believe front extensions are not normally approved by the Local Planning Authority, and are not aware of any mitigating factors which would allow it. The Parish Council also stated that the proposed extension would provide no positive contribution to the street scene.

No other responses from consultees or third parties have been received.

APPRAISAL:

The main issues within the consideration of this application are:

- i. The Principle of the Development
- ii. Design and Impact on the Street Scene
- iii. Effect on Neighbours

Principle of Development

Policy SP16 (Design) of the Ryedale Local Plan Strategy supports extensions and alterations to existing buildings, providing they are appropriate and sympathetic to the character and appearance of the host building, in terms of scale, form and used of materials. This policy does not impose a restriction, in principle, on extensions to the front of properties. As such, front extensions can be considered acceptable providing they are of an appropriate design, and do not have a detrimental impact on neighbouring amenity.

Design

The new front extension is proposed to have a simple, lean-to form, which is considered to reflect the character and form of the existing dwelling. While the extension extends slightly forward of the existing front elevation, this is not unusual for a front, porch-style extension. The fenestration arrangement on the front of the extension mirrors that of the existing front elevation of the property, with a personnel door and no window openings. As such, it is considered that the front, principal elevation of the property will not be unbalanced by the proposed design.

The use of matching materials is considered to be appropriate, however as the extension will be situated on the front elevation of the property, a condition is recommended to ensure an appropriate matching brick and roof tile is agreed.

The Parish Council raised concern in their comments over the impact of the proposed development on the character of the street-scene. The application site is part of Hillside Way, but occupies a plot which faces onto Back Lane. The majority of Hillside Way is characterised by semi-detached properties, located centrally within long, large plots. The properties along this stretch of Back Lane are all set back into their plots away from the main highway, and are grouped together in their semi-detached pairs, which are largely symmetrical in their form and detailing. As such, there is a sense of

space along Back Lane and the properties generally appear as a continuous and related street frontage. The new extension will extend approximately 0.9 metres out from the existing front elevation of the property and fill a small re-entrant area at the front of the property. It is considered that due to its position, scale and design, the proposed extension would not have a harmful impact on the character or appearance of the street-scene, or undermine the pattern of development in this area.

The application property is one half of a pair of semi-detached properties, which appears symmetrical in form when viewed from the front. As such, the proposed development will reduce the symmetry between the application property and its attached neighbour. However, the proposed development is minor in scale, and is of a simple, unobtrusive form. On this basis, it is not considered that the new extension will result in the two semi-detached properties appearing discordant or unbalanced. Visually, it is considered that they will still appear strongly as a 'pair'.

On the basis of the above, the proposed development is considered to comply with Policy SP16 (Design) of the Ryedale Local Plan Strategy.

Effect on Neighbours

The new extension is proposed to be situated within a re-entrant area to the front of the property, between the south-east and south-west elevations. The extension is proposed to be single-storey, and will be small in scale. The extension will be situated approximately 3.3 metres away from the north-eastern boundary (shared with the attached neighbour), and 7.7 metres away from the south-western boundary of the site. On this basis, it is not considered that the proposed development would result in any loss of light or overbearing effects on the occupiers of the neighbouring properties.

One new window is proposed to be installed in the side (south-western) elevation of the new extension, which will serve a ground floor shower room. The south-western boundary of the site features a large brick wall, and a significant amount of mature planting. The neighbouring property to the south-west is a bungalow dwelling, located approximately 24 metres into the neighbouring site. As such, it is not considered that the proposed new window in the side elevation of the new extension will result in any loss of privacy or overlooking of the occupiers of the neighbouring property.

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

Conclusion

The proposed development is considered to be of an acceptable design, which will not have a significant detrimental impact on the character and appearance of the street-scene. The new extension will not result in a detrimental impact on the amenity of neighbours. On this basis, the proposed development is considered to comply with the relevant policy criteria set out in Policies SP16 and SP20 of the Ryedale Local Plan Strategy and the NPPF. 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, sheet no. 21-1164 D01 Rev 0, (scanned to file on 09.07.2021)
- Proposed Block Plan, sheet no. 21-1164 D01 Rev 0, (scanned to file on 09.07.2021)
- Proposed Floor Plans, sheet no. 21-1164 D04 Rev 0, (scanned to file on 09.07.2021)

- Proposed Elevation Plans, sheet no. 21-1164 D05 Rev 0, (scanned to file on 09.07.2021)

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 Prior to works of above ground construction, details and samples of the brick and roof tile to be used on the exterior of the extension 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.