

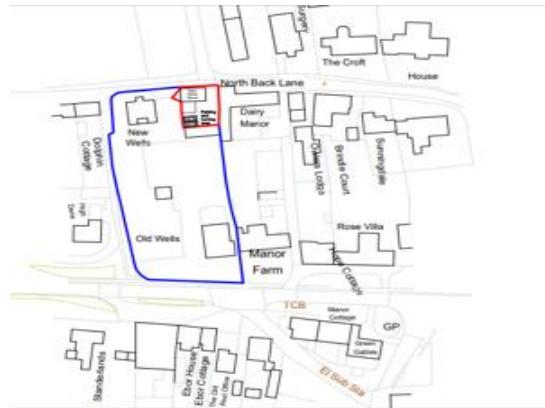
Application to increase the size of S elevation extension on New Well Mews N Back Lane Terrington.

I am Nicholas Reston the applicant. My original application for an extension at New Well Mews ref 21/00892/HOUSE was granted on 5 October 2021. My application before you today is to enlarge the extension by 1.7 meters on the S elevation into the courtyard at the back of New Wells Mews. This will allow a larger family sized kitchen than is currently possible within the limits of the original permission.

1. New Wells Mews is on the S of North Back Lane, Terrington with access onto North Back Lane (please see the location plan a below). The Mews face S onto a courtyard **which is not visible from NB Lane**. The S boundary is a single storey stone and pantile barn, the W boundary to New Wells is fenced and gated – that boundary will be superseded by the extension, the E boundary is the side elevation of Dairy Manor with a tall stone wall. Behind that stone wall is a **15 metre long single storey rear extension to Dairy Manor** - (please see picture b below).
 - a) Location of building
 - b) Courtyard & Dairy Manor extension – from next door New Wells

a) Location of building

b) Courtyd & Dairy Manor extension– from next door New Wells



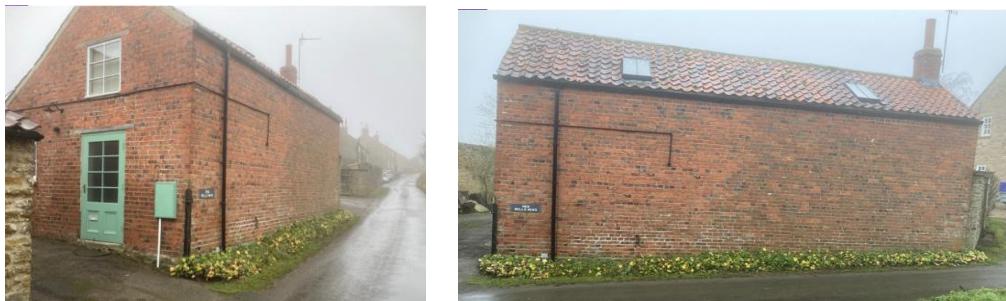
2. My application is to enlarge the extension from 3.9-meter projection on the S elevation to 5.6 metres, retaining the same width of 5.2 metres, but increasing the pitch of the new roof from 4.0 to 4.35 metres in order to create a larger kitchen to meet the needs of a young family.
 3. The Planning officer has indicated her lack of support citing that in her opinion it does “*not preserve or enhance the conservation area and is not sympathetic to the host property. The application therefore fails to satisfy Policy SP12 or SP16 of the Ryedale Plan*”.

Response:

- A. **SP12** states that designated historic assets and their settings... including Listed Buildings, Conservation Areas, ..will be conserved and where appropriate, enhanced.

i) The Mews is located within the village conservation area but is not a Listed Building and does not possess any special architectural merit. It was originally a garage and workshop and currently houses a studio flat above 2 garages. (Please see picture c below)

c) View of building from N B Lane



The S courtyard is set at a lower level than the New Wells driveway and behind the host building. It has minimal impact on NB lane.

d) View of S courtyard from N Back Lane



Permission has been granted for an extension projecting 3.9 meters into the courtyard – the proposed extension has the same width as approved (5.2 metres) and the same eaves height (2.6 metres), although the ridge height is increased by 350 mm from 4.0 metres to 4.35 metres to accommodate a steeper pitch and the extension would project into the courtyard by a further 1.7 meters. The extension is to be built in materials which match those of the original building – matching red brickwork and clay pantiles with timber windows and doors. Given that permission has already been granted for the slightly smaller extension how such a **marginally** larger dimensioned would fail to meet the criteria required by SP12 is difficult to determine. The slightly larger W boundary wall would provide additional privacy to the adjacent property enhancing the setting of both dwellings within the conservation area an issue which the owner of New Wells has raised in a letter of support for the larger extension.

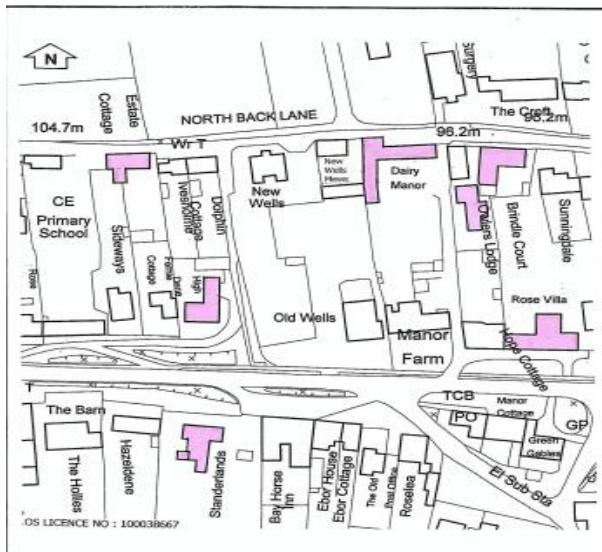
B. SP16 states, *inter alia*, that extensions and alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the host building in terms of scale, form, and use of materials. It adds that so as to reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings

including: the grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings.

The three principal issues in the consideration of the proposals are:-

- i) impact of the development on the character and appearance of the host building;
the proposed larger extension to The Mews is of appropriate scale to the host building. While the length of the proposed extension of 5.6 metres compares with the 4.8 metre length of the remaining courtyard elevation of the original building, this is more than compensated for by the fact that the extension is narrower than the original building – 5.2 metres as opposed to 5.8 metres, and that the ridge is lower – 4.35 metres as opposed to 5.0 metres. The volume of the proposed extension is also substantially less than the volume of the original building. So the scale is not detrimental to the host building;
- ii) impact on the character of the area: extensions traditionally come in all shapes and sizes in Terrington (see plan e below) this highlights a number of L or T -shaped buildings in the vicinity of the Mews at least 4 on NB Lane itself - some with pronounced elongated rear extensions relative to the host property.

e) plan central conservation area Including NB Lane and Main St- extensions highlighted



In particular the property immediately next door to the east - Dairy Manor -has a long single storey rear extension running along the common boundary. Brindle Court, an extended L-shaped property of two storeys, to which the approval to 09/00102/FUL partly applies. Owlers Lodge which has been extended southwards in two storey form at some stage in the past. Estate Cottage on North Back Lane, to the west of New Wells Mews, has a single storey rear extension with a similar degree of projection to that proposed. Also in the centre of the Conservation area on the main street, three properties are of note – Rose Villa with a substantial rear extension in an inverted T-shape, High Dene

to the west of Old Wells, which has a single storey rear extension formed out of former garages, and Standerlands, on the south side of the main street, which has a substantial rear extension in a T-shape, partly following approval to Application 08/01022/FUL. These neighbouring properties within a short radius of New Wells Mews define the character and grain of the area. It is against this prevailing context of the immediate area that the L-shaped form of extension at The Mews is promoted, with which it is entirely in character.

iii) residential amenity In having approved the original extension (application 21/00892/HOUSE) the LPA determined that no harm to the residential amenity of adjoining properties would result, namely New Wells and Dairy Manor. The proposed longer extension also has a blank elevation facing towards New Wells, the additional length of which would only serve to further preserve the privacy between the 2 properties. The eastern elevation of the extension faces the blank stone wall on the boundary with Dairy Manor - the extended length and wider patio doors would have no greater impact in this direction than the approved scheme. The south elevation has a window to the kitchen facing the non-residential outbuilding which is part of Old Wells and there are therefore no amenity considerations in that direction. The only other material change is the 0.35 metre increase in the height of the roof which will not be overbearing in relation to the neighbouring properties, nor would it cause any additional overshadowing.

CONCLUSION

The proposed enlarged single storey extension is in keeping with the character and scale of the host building. The extension is narrower and of lower height than the original building and is easily distinguishable from it. The volume of the extension is substantially less than the volume of the existing building.

The form and scale of the extension is compatible with the character of the area and the existing pattern of development, which is defined by there being several examples of elongated extensions to buildings. There would be no adverse impact on residential amenity.

The proposals are therefore consistent with the relevant policies of the Ryedale Plan – Local Plan Strategy and the NPPF with regard to preserving the character and appearance of the original building and respecting the grain of the settlement. There would therefore be no harm to the character and appearance of the Terrington Conservation Area or to residential amenity.

On a personal note, Terrington has comparatively little housing stock within the economic reach of young families and this project is my gateway to returning to live in the village I grew up in. By transforming the garages into a dwelling with the ground floor to become lounge and dining areas and the addition of the larger extension applied for a family kitchen, the Mews will provide a good small home for a young family. The buildings are not large and while every inch counts for the interior accommodation the increase in the exterior size has minimal impact on the surrounding properties and the conservation area. I would ask the committee to allow my application to increase the size of the extension.