

**Item Number:** 11  
**Application No:** 21/01046/HOUSE  
**Parish:** Malton Town Council  
**Appn. Type:** Householder Application  
**Applicant:** Mr And Mrs Blades  
**Proposal:** Erection of single-storey side extension  
**Location:** 20 The Mount Malton YO17 7ND

**Registration Date:** 15 July 2021  
**8/13 Wk Expiry Date:** 9 September 2021  
**Overall Expiry Date:** 15 February 2022  
**Case Officer:** Emma Woodland **Ext:** 43324

#### **CONSULTATIONS:**

**Malton Town Council**  
**Malton Town Council**

**Representations:** Andrew & Sarah Everitt,

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#### **SITE:**

20 The Mount is located within the Malton conservation area and as such, Ryedale District Council has a statutory duty to have special regard for the preservation or enhancement of the conservation area. The semi-detached stone and slate property dates from the 19th century and makes a strong contribution to the character of the conservation area. It is set back from the road behind a front garden with an additional garden to its side. Due to the design of the houses and the position on their plots, there is no rear garden. There are currently open views of the property however a new hedge has recently been planted in front of a new timber fence to the western boundary. The area is predominantly residential with a Residential Retirement Care Home situated directly adjacent to the north. To the east is a row of terraced housing with small rear yards adjoining a service access track. The neighbouring terrace is set lower down than 20 The Mount which is located higher up on a retaining wall, due to the changing topography of the area. Due to the strong contribution the property makes to the conservation area it can be identified as a Non Designated Heritage Asset. The application has been submitted with a robust Heritage Statement which considers the contribution the property makes to the conservation area.

#### **PROPOSAL:**

The application proposes the erection of a single-storey side extension. Revised plans have been submitted to address officer design concerns.

The application seeks consent for a single storey side extension. The extension is located within the depth of the site towards the rear on a later painted brick cross wing. The proposed extension measures c. 7.5m long, c. 4.6m wide, c. 3.85m high to the ridge and c. 2.9m to the eaves. It is proposed to be constructed from stone with a slate roof with a small section of flat roof linking it to the main dwelling.

## **RELEVANT PLANNING HISTORY:**

20/01177/HOUSE-Erection of two storey side extension following removal of existing double garage-  
Withdrawn

21/00010/HOUSE-Installation of part recessed hot tub with patio surround and installation of privacy  
screens (part retrospective)- Approved

## **POLICIES:**

SP12 - Heritage

SP16- Design

SP20- Generic Development Management Issues

National Planning Policy Framework

## **APPRAISAL:**

The principle considerations are whether the proposed development preserves the character or appearance of the conservation area and will not have a material adverse impact on the amenity of the occupants of neighbouring dwellings by being an over bearing presence.

### Heritage

20 The Mount is a sizeable property set within reasonably generous grounds. The form of the property is one of a long linear dwelling running down the length of the plot. The application is for a single storey side extension set c.30m back from the pavement edge of The Mount within the depth of the site. Taking on board the lack of rear garden, the only position for an extension is to the side or front of the dwelling.

Due to its open position, the proposed extension will be visible from public positions within the conservation area, however a new fence and access gates bounding the road to the front and additional screening and planting has recently been undertaken to the front boundary creating a screening effect.

The application has been revised to better reflect the character of the conservation area in that the design is more modest and more akin to a detached ancillary building set off from the principle dwelling with its gable end facing the highway. This responds to the established hierarchy within the property of a simple less fussy structure towards the rear of the site which is modest in scale and architectural detail. The presence of small domestic garage type buildings in this manner is a noted characteristic of the conservation area. In addition, the remaining garden is retained at a generous size preserving that positive element of the conservation area. It is considered that the proposal retains the character of the conservation area of large houses in generous plots.

### Neighbouring Amenity

Although the development site is in an elevated position in relation to the neighbouring properties to the east, it is considered that due to the single storey height of the proposal, the presence of an existing shed in the intervening ground between the proposed extension and boundary, and the set off position from the rear boundary of c. 3.25m, that there will not be an overbearing impact on the occupants of those properties.

## **Other Matters Including Consultation Responses Received:**

Concerns have been raised by neighbours regarding design with specific reference to the gable form of the proposed extension and that it is not in keeping with the original property. The Town Council has objected to the proposal on design grounds.

## Conclusion

It is considered that the proposal is proportionate in scale to the principle dwelling and that the proposed materials are reflective of the property and wider area. It is considered that the form reflects small domestic ancillary structures that are a feature of the conservation area. It is considered that the proposal preserves the conservation area and is sympathetic to the dwelling house and its context. For the reasons given above, it is also considered that the proposal will not have a material adverse impact on the occupants of neighbouring properties. The application therefore complies with Policies SP12, 16 and 20 of the Ryedale Plan and the NPPF and Members are requested to approve the application.

## **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:

550-02B2 Rev B2 dated 18/01/2022

Reason: For the avoidance of doubt and in the interests of proper planning.

- 3            Before the walling up of the facing material, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission 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 Policy SP16 of the Local Plan Strategy

- 4            Prior to the walling up of the facing material, the developer shall construct on site for the written approval of the Local Planning Authority, a one metre square free standing panel of the external walling and mortar to be used in the construction of building. The panel so constructed shall be retained only until the development has been completed

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP16 of the Ryedale Plan, the Local Plan Strategy

- 5            Prior to the installation of windows and doors, further details of all windows and doors, including means of opening, depth of reveal, material and external finish shall be submitted to and approved in writing by the Local Planning Authority

Reason: To ensure an appropriate appearance and to comply with the requirements of Policy SP16 of the Ryedale Plan