

**Item Number:** 11  
**Application No:** 15/01135/HOUSE  
**Parish:** Staxton/Willerby Parish Council  
**Appn. Type:** Householder Application  
**Applicant:** Mr And Mrs F Currey  
**Proposal:** Erection of single storey extension and veranda to rear elevation  
**Location:** Wold View Main Street Staxton Scarborough North Yorkshire YO12 4RZ

**Registration Date:**  
**8/13 Wk Expiry Date:** 26 November 2015  
**Overall Expiry Date:** 4 November 2015  
**Case Officer:** Tim Goodall **Ext:** 332

#### **CONSULTATIONS:**

**Parish Council** No views received to date

**Neighbour responses:** Ms Younger,

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#### **SITE:**

The site contains a semi detached dwelling with an existing rear lean to projection. The dwelling is two storey in height with a first floor rear facing dormer window. The dwelling is of white painted brick construction with a red clay pantile roof. The property has an extensive rear garden with existing detached outbuildings.

The attached dwelling to the south west, known as Killin Thyme, has an existing single storey rear extension with a gable end dual pitched roof.

The dwelling is located within the Staxton Development Limit.

#### **PROPOSAL:**

Planning permission is sought for the erection of a single storey extension measuring 6.0 metres deep and 4.7 metres wide. The extension will have a dual pitched roof and reach a height of 4.2 metres at the roof ridge and 2.54 metres at the eaves. There will be a set in of 0.4 metres from the existing boundary fence to the south west.

The extension will have one rear facing window and one east facing window

The materials used in the construction of the extension will match those used in the construction of the host dwelling.

There will also be a veranda measuring 3.4 metres wide and 5.9 metres deep. The veranda will measure 0.3 metres above ground level at the point it is closest to the existing rear elevation of the dwelling, reaching a maximum of 0.4 metres above ground level at its highest point.

#### **CONSULTATION RESPONSES:**

One objection has been received from the occupiers of the adjoining property, Killin Thyme. The objection relates to the following:

- the proposed extension is too large and so will not be keeping with the dwelling
- boundary issues

- assurance requested that the flue for the log burning stove will not be too close or interfere with their roof
- diversion of electrical supply

The design and appearance of the extension is a material consideration in the determination of a planning application and as such application is to be determined by Members at Planning Committee.

The siting of the flue and any smoke produced is covered under Building Regulations. Informatives will be added to the decision notice if planning permission is granted, advising the applicant of the requirements and their responsibilities in this matter.

### **HISTORY:**

Wold View - None relevant.

### **APPRAISAL:**

- i. Character and Form
- ii. Impact on Neighbouring Amenity
- iii. Other Matters
- iv. Conclusion

- i. Character and Form

Policy SP16 (Design) of the Ryedale Plan - Local Plan Strategy states that new development should respect the context of its surroundings including the plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings. The type, texture and colour of materials should also be respected. Proposed extensions, considered acceptable in principle should be of an architectural style which compliments the character of the main building. Furthermore, Policy SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy advises that extensions to existing buildings will be appropriate and sympathetic to the character and appearance of the existing building in terms of scale, form and use of materials.

Members are also advised that the proposed extension will meet all but one of the restrictions of Schedule 1, Class A, Part A.1(g) of the Town and Country Planning (General Permitted Development) Order 2015, often referred to as 'permitted development' for larger householder extensions. The only restriction the extension will fail to comply with is that of a maximum roof height of 4.0 metres. The proposed extension will reach a maximum height of 4.2 metres at the apex of the roof.

It is considered that the proposed single storey extension will complement the design of the existing extension at the neighbouring dwelling (Killin Thyme), in terms of architectural style and use of materials. The apex of the extension will be set down 0.8 metres from the main roof and the extension will be set in 0.45 metres from the west facing side elevation of the existing house.

While the proposed extension will project beyond the existing neighbouring extension by approximately 1.1 metres, it is noted that the original extension to the neighbouring property will have been constructed adjacent to the unextended rear elevation of the current application site. With the current proposal, the circumstances differ as the design and extended rear elevation of the neighbouring extensions are material considerations. As such it is considered that the proposal will respect the existing style of the house and remain subservient to it, in accordance with Council policy.

The proposed veranda and the proposed flue if constructed without the proposed extension would not in themselves require planning permission, constituting permitted development under Schedule 1, Classes A and G respectively of the Town and Country Planning (General Permitted Development) (England) Order 2015.

ii. Impact on Neighbouring Amenity

Policy SP20 (Generic Development Management Issues) states that new development will not have a material adverse impact on the amenity of present or future occupants, the users of neighbouring land and buildings by virtue of its design, use and location and proximity to neighbouring land uses.

The proposed rear extension will be single storey in design with a dual pitched roof. The height of the extension at the eaves will be 2.54m. The extension will project approximately 1.1 metres past the existing neighbouring extension. Due to the single storey design, there are not considered to be any material adverse impacts on the amenity of the occupiers of the neighbouring property known as Killin Thyme that are sufficient to withhold permission.

The proposed veranda will be set in from the shared boundary to the north east by 7 metres. Due to the distances involved and the design of the proposal there are not considered to be any material adverse impacts on the amenity of the occupiers of the neighbouring property to the east known as St Oggs.

iii. Other Matters

The proposal includes the erection of a flue above a wood burning stove. The Council's Environmental Health Team has been consulted and have suggested informatives to be attached to the decision notice if planning permission is granted.

iv. Conclusion

In light of the above, the proposed single storey rear extension and veranda to Wold View are considered to comply with policies SP16 (Design), SP19 (Presumption in Favour of Sustainable Development) and SP20 (Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy and is recommended for approval 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 Unless otherwise approved in writing by the Local Planning Authority, the materials, colour and external finish to the external walls and the roof tiles of the development hereby permitted shall match that of the existing dwelling, currently known as 'Wold View'.

Reason:- To ensure a satisfactory external appearance and to comply with Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

3 The development hereby permitted shall be carried out in accordance with the following approved plans:

|               |        |
|---------------|--------|
| Location Plan | 1:1250 |
| Site Plan     | 1:500  |
| 441/R/1       | 1:100  |

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

**Background Papers:**

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties