

**Item Number:** 11  
**Application No:** 19/01060/73AM  
**Parish:** Pickering Town Council  
**Appn. Type:** Major Non Compliance Conditions  
**Applicant:** Mr Karl Lerums  
**Proposal:** Variation of condition 28 of planning approval 17/01220/MFULE dated 05.10.2018 to allow the introduction of hipped roofs to plots 51-52, 125-131, 159-165, 169-176 and 210-215 - substitution of drawing numbers 1655.01 rev. W, 1655.DWB21.01 and 1655.DWB21.02 with drawing numbers 1655.01 rev. A12, 1655.DWB21.01 rev. A and 1655.DWB21.02 rev. A and addition of drawing numbers 1655.H421.01, 1655.H456.01 and 1655.H469.01  
**Location:** Land At Whitby Road Pickering North Yorkshire

**Registration Date:** 9 September 2019  
**8/13 Wk Expiry Date:** 9 December 2019  
**Overall Expiry Date:** 23 October 2019  
**Case Officer:** Gary Housden **Ext:** 43307

#### **CONSULTATIONS:**

**Pickering Town Council**  
**Neighbour responses:** No objection with comments  
Mr And Mrs J And H White, Ms Susan Dick, Mrs Rita Kirkham, E Hazlewood Bell, Mrs A. Overton, , Mr Steven Blanchard, Julian Ludlow, Mr Matthew France, Paul Littlewood,

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#### **SITE:**

This application site extends to approximately 8.3 hectares in total. It is located to the north of properties in Corbin Way and Marshall Drive and to the rear of properties on the eastern side of Whitby Rd and High Back Side. The site is identified in the Council's submitted Sites Document as an allocation reference SD(5). The site also benefits from the grant of full planning permission for 239 dwellings under Reference 17/01220/MFULE (see below).

Members will also recall that an earlier Section 73 application was approved in February 2019 under Reference 18/01358/73M which sought to retain the existing farmhouse and mad other minor changes to the layout at the North West corner of the site.

#### **PROPOSAL:**

This current S73 application seeks planning permission for a further material amendment to the previously approved plans. The main changes relate to proposals to amend the approved designs for Plots 51-52, 159-165, 125-131, 169-176 and 210-215 from the previously approved plan gable house and bungalow designs to dwellings with hipped roof details. It should be stressed that there is no increase in the number of dwellings proposed. The size, scale, siting and and overall heights of the dwellings remains unaltered.

In total hipped roof designs are proposed on 30 plots out of a total of 239 units approved on this site. In addition the developer has proposed a revision to the external materials proposed for the dwellings overlooking the central green space on the site in order to enhance the character and visual appearance of this part of the site.

Copies of the previously approved layout and approved designs are attached to this report together with the proposed layout, materials plan and revise hipped roof designs for comparison purposes.

## **PLANNING HISTORY:**

Ref 17/01220/MFULE. Planning permission granted on 5th October 2018 for 61 four bed dwellings, 97 three bed dwellings, 65 two bed dwellings and 16 one bed dwellings with associated garaging, parking and amenity areas, open space, landscaping, associated infrastructure and formation of vehicular access.

Ref 18/01358/73M. Permission granted for variation of Condition 28 of approval 17/01220/MFULE dated 05.10.208 by replacement of Drawing no. 1655.01.Rev W Planning Layout by Drawing no. 1655.01.Rev Z Planning Layout to allow retention of the existing farm house.

## **PLANNING POLICY:**

Local Plan Strategy - Policy SP1 General Location of Development and Settlement Hierarchy  
Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing  
Local Plan Strategy - Policy SP3 Affordable Housing  
Local Plan Strategy - Policy SP4 Type and Mix of New Housing  
Local Plan Strategy - Policy SP10 Physical Infrastructure  
Local Plan Strategy - Policy SP11 Community Facilities and Services  
Local Plan Strategy - Policy SP12 Heritage  
Local Plan Strategy - Policy SP13 Landscapes  
Local Plan Strategy - Policy SP14 Biodiversity  
Local Plan Strategy - Policy SP15 Green Infrastructure Networks  
Local Plan Strategy - Policy SP16 Design  
Local Plan Strategy - Policy SP17 Managing Air Quality, Land and Water Resources  
Local Plan Strategy - Policy SP18 Renewable and Low Carbon Energy  
Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development  
Local Plan Strategy - Policy SP20 Generic Development Management Issues  
Local Plan Strategy - Policy SP22 Planning Obligations, Developer Contributions and the Community Infrastructure Levy

National Planning Policy Framework  
National Planning Practice Guidance

## **CONSULTATION RESPONSES:**

The following comments have been received which are material to the consideration of the application and which are summarised below:

Pickering Town Council

No objection but feel that any amendment should not increase the overall height of the dwellings.

9 No. written responses from local residents raising the following points:

Concern over hipped roof bungalow design potential for future use of the roof space.  
Suggestion to prohibit future use of the roof space in the bungalow units.  
Concern over possible increase in roof heights potential future privacy amenity impacts.

Heatherside (Pickering) Residents Association - do not object in principle to the hipped roofs in place of gable drools on the bungalows- assuming that the ridge height and overall height of the bungalows has not increased, that this amendment has not been proposed to increase the likelihood of future pressure to use the roof spaces for additional accommodation as privacy was a particular issue on the southern boundary of the site. Suggest that an additional planning condition be applied to limited use of the roofspaces.

The developer has responded to the points raised above to confirm that the ridge heights of all of the units are no higher than previously approved. Furthermore the introduction of hip roofs greatly reduces

the volume of space that is available in the roof void areas in comparison to the previously approved plain gable designs. The developer also points out that modern roof truss rafter designs incorporate so much timber that the entire roof would need to be removed to affect any use of the roof void.

#### **APPRAISAL:**

The principle of the development of this site for this number of units and the housing mix and type has already been established. This application makes no changes of any note to the principle of the development which has already been granted planning permission.

The detailed matters for consideration in relation to this S73 application are considered to relate to matters of design and generic development management issues as set out in policies SP16 and SP20 of the adopted Local Plan Strategy.

#### Layout and Design

The layout and siting of all of the dwellings is unaltered. The main changes are in relation to the appearance of the proposed two storey dwellings around the central green space Plots 51-52, Plots 159-165 & Plots 210-215 and the bungalows adjacent to the site's southern boundary on Plots 125-131 & Plots 169- 176.

The introduction of a limited number of hipped roof designs couple with a variation in proposed building materials is considered to introduce additional variety to the overall scheme and is supported by officers in the context of this aspect of Policy SP16 Design.

#### Amenity considerations

The most sensitive aspect of this development related to how the development of the southernmost plots related to existing residential property in Marshall Drive and Corbin Way. However the proposed units occupy identical positions on their plots to those already approved and where single storey dwellings were previously approved this remains the case. Indeed the overall bulk of the units on plots 125-131 and plots 169-175 has been reduced because their roof designs are no longer proposed to be plain gable form but are now proposed to be hipped roof designs. This serves to both reduce the volume of the space to each bungalow and also reduce the skyline impact of the roof ridges when views from the adjacent properties. In the light of the earlier planning permission it is considered that the scheme as currently proposed in an enhancement over the earlier approved layout and design in terms of its impacts on adjacent residents. The proposal is therefore considered to satisfy this aspect of Policy SP20 Generic Development Management Issues.

#### Recommendation

That this S73 application is approved subject to the relevant conditions and S106 requirements (as specified the original planning permission Ref 17/01220/MFULE) and the following list of approved plans Condition.

#### **RECOMMENDATION:                      Approval**

That this S73 application is approved subject to the relevant conditions and S106 requirements (as specified the original planning permission Ref 17/01220/MFULE) and the following list of approved plans Condition.

- 1            The development hereby permitted shall be carried out in accordance with the following approved plan(s):  
  
                 Drwg. No. 1655.01 Rev.A12 Planning Layout  
                 Drwg. No. 1655.03 Rev.E Materials Layout  
                 Drwg. No. 1655.DWB21.01 Rev.A House Type: DWB21 (end) Elevations & Floor Plans

Drwg. No. 1655.DWB21.02 Rev.A House Type: DWB21 (det) Elevations & Floor Plans  
Drwg. No. 1655.H469.01 (Stone) Holden Stone Elevation  
Drwg. No. 1655.H456.01 (Stone) Avondale Stone Elevation  
Drwg. No. 1655.421.01 (Stone) Winstone - Stone Elevation

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