

**Item Number:** 9  
**Application No:** 21/00001/HOUSE  
**Parish:** Beadlam Parish Council  
**Appn. Type:** Householder Application  
**Applicant:** Mr Thomas Ellis  
**Proposal:** Erection of single storey part side-part rear extension  
**Location:** 5 The Orchards Beadlam Helmsley YO62 7SH

**Registration Date:** 12 January 2021  
**8/13 Wk Expiry Date:** 9 March 2021  
**Overall Expiry Date:** 7 April 2021  
**Case Officer:** Ellie Thompson **Ext:** 43326

#### **CONSULTATIONS:**

**Beadlam Parish Council** Objection  
**Beadlam Parish Council**

**Representations:** Andy Ross,

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#### **SITE:**

The property is a single-storey, modern 20<sup>th</sup> century bungalow, located at the southern end of The Orchards in Beadlam.

The property is constructed from stone effect block-work under a clay pantile roof, and features white uPVC windows and doors. The property benefits from a detached garage building.

#### **PROPOSAL:**

This applications seeks permission for a single-storey, part rear-part side extension. The extension was originally proposed to have an entirely rendered finish and a flat roof form. Officers were initially concerned over the unbroken extent of the proposed flat roof which exacerbated the scale and mass of the proposed flat-roof extension. The applicant agreed to install a lantern rooflight, to break up the expanse of flat-roof at the property. In response to concerns raised by the Parish, the applicant also decided to re-use the stone from the existing rear elevation of the property on the two side elevations of the proposed extension, with some decorative quoins on the corners of the northern and southern elevations.

The extension is now proposed to have a flat-roof form with a lantern rooflight. It is proposed to have a rendered finish with decorative stone quoins to its northern and southern elevations. The eastern and western (side) elevations are proposed to be constructed from re-used stone. The extension is proposed to feature uPVC windows and doors. The extension is proposed to extend across the rear elevation of the property, with a further 2.9 metres extending out from the western (side) elevation. The overall height of the extension is proposed to be approximately 2.7 metres, while the overall depth of the extension is proposed to be approximately 4 metres. The overall additional footprint of the extension will be approximately 59.8 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

National Planning Practice Guidance

## **REPRESENTATIONS:**

One response was received from the occupiers of the neighbouring property, who made no objections to the scheme, but enquired about what colour render would be used on the proposed development.

Beadlam Parish Council raised the following concerns in relation to the original proposed development:

- The extension is too large for the site
- Materials: Other developments in the vicinity have been constructed in stone, and it is felt that the stone from the existing rear wall should be utilised.
- The extension will look out of place due to size and chosen materials.

At the time of writing this report, no comments have been received in relation to the revised proposed scheme.

## **PLANNING HISTORY:**

There is no relevant planning history for this site.

## **APPRAISAL:**

The main issues relating to this application are considered below.

### Design

The proposed development is a relatively large, flat-roofed, single-storey extension, to the rear and side of the host dwelling. The majority of the proposed extension is to the rear of the dwelling, spanning across the entire rear elevation of the property. The only section of the proposed development that will be visible from public vantage points is the section to the side of the dwelling, which will have a footprint of approximately 7.4 square metres. As the majority of the extension is proposed to be constructed to the rear from the dwelling, it is considered that the proposed extension doesn't appear to dominate the property from public vantage points. It is also considered that the extension could still be considered to be subservient to the host dwelling, by virtue of its flat roof form. The property also benefits from a relatively generous garden and in this respect the proposed extension is not considered to be out of proportion with the plot.

The proposal represents a modern extension to a relatively modern property of no specific architectural merit. In this respect, it is not considered to conflict with the character or appearance of the main dwelling or the locality.

In terms of design details, the existing property is constructed from 20<sup>th</sup> century stone cladding. It is understood that this is no longer manufactured, and is difficult to source second hand. The extension was originally proposed to have an entirely rendered finish, however following the Parish's concerns in relation to the proposed materials, the applicant revised the scheme to include the re-use of the stone blockwork from the existing rear elevation of the dwelling. The side (eastern and western) elevations of the proposed extension are now proposed to be constructed from re-used stone, with additional decorative quoins on the northern and southern elevations. However, there will not be enough original stone to cover all elevations of the proposed extension. In this circumstance, it is considered that the use of render is a good alternative, as it has a simple appearance and can be of a colour to suit the colours and tones of the existing stone blockwork. It is also considered that it will visually break up the massing of the development, and will allow the extension to be clearly legible as a modern addition to the property. It is considered that the use of the re-used stone blockwork and decorative quoins, alongside the render will have an attractive appearance, which reflects and utilises materials on the existing dwelling. On this basis the proposed materials are considered to be acceptable, on the basis that a condition is added to ensure an appropriate colour of render is agreed, prior to any works of above ground construction.

As a result, the proposed development is considered to comply with Policy SP16 (Design) and SP20 (Generic Development Management Issues) of the Ryedale Local Plan Strategy.

#### Fall-Back Position

In light of the Parish Council's concerns in relation to the scale of the development, it should be noted that an extension of the same scale as the rear section of the proposed extension could be built under permitted development rights. The property is a detached dwelling, and as a result a single-storey extension could be built to the rear of the property, providing it extended out no more than 4 metres, and was constructed in materials of a similar appearance to the existing dwellinghouse. Therefore, it is relevant to note that, the proposed extension sought under this application would be considered permitted development, if it were not for the section of the extension that extends to the side (western) elevation, and if it was entirely constructed from stone, or a material of a similar appearance.

#### Effect on Neighbours

The property is located at the southern end of The Orchards cul-de-sac, on a raised land level immediately to the north of the A170 road. The closest neighbouring property to the application site is situated to the east. The eastern boundary of the site features a timber fence, and a large amount of mature planting. The proposed extension is single-storey in scale, and it is not proposed to install any window openings in its eastern elevation. On this basis it is considered that the proposed extension will not have a detrimental impact on the amenity of the occupiers of the neighbouring property to the east, in terms of loss of light, loss of privacy or overbearing effects.

The property is situated on a higher land level than the A170 and land to the south, so that it is on a similar level to the first floor of the dwellings to the south of the highway. The properties to the south are situated a significant distance away from the application site. However, by virtue of their orientation and the land levels, it is considered that some distant inter-visibility exists between the site and these properties. The existing rear elevation of the dwelling features four windows and a glazed door. The new rear elevation of the proposed extension would feature bi-fold doors and three windows. On this basis, it is considered that the proposed development would not result in an increase in the level of overlooking of the properties to the south, over and above what is currently experienced.

As a result, the proposed development is considered to comply with Policy SP20 (Generic Development Management Issues) of the Ryedale Local Plan Strategy.

## Conclusion

By virtue of the above, and taking into account the fall-back position, the proposed development is considered to be acceptable. 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 conditional approval is recommended.

## **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 (scanned to file on 13.01.2021)
- Site Layout Plan (on Land Registry Title NYK113390), (scanned to file on 13.01.2021)
- Revised Proposed Elevation Plans, (scanned to file on 18.03.2021)
- Revised Proposed Floor Plan, (scanned to file on 22.03.2021)

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 render (including colour reference) 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.

4            Notwithstanding the provisions of The Town and Country Planning (General Permitted Development) Order 2015 as amended (or any Order revoking or re-enacting that Order) no further doors, windows or any other openings shall be created within the eastern elevation of the extension hereby approved.

Reason: To protect the privacy of adjoining properties and to comply with Policy SP20 of the Ryedale Plan - Local Plan Strategy.