

**Item Number:** 12  
**Application No:** 21/00581/HOUSE  
**Parish:** Terrington Parish Council  
**Appn. Type:** Householder Application  
**Applicant:** Mr D Johnson  
**Proposal:** Erection of a two storey side extension.  
**Location:** Pantiles 4 North Carr Terrington Malton North Yorkshire YO60 6PN

**Registration Date:** 30 March 2021  
**8/13 Wk Expiry Date:** 25 May 2021  
**Overall Expiry Date:** 19 May 2021  
**Case Officer:** Emma Woodland **Ext:** 43324

#### **CONSULTATIONS:**

##### **Terrington Parish Council**

**Representations:** Mr And Mrs Gethin, Mr D Benson, Mr David Thompson,

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#### **SITE:**

Pantiles is located in the Terrington conservation area, within the village Development Limits and it is also situated within the Howardian Hills AONB. The dwelling was originally part of a courtyard of agricultural buildings that was converted in the late 20th century. It forms the northernmost corner property and is effectively a two storey end-of-terrace with a single storey neighbour attached to its west. The property has a large garden to the north east with communal garaging and parking to its north. A stone and pantile garden room was approved in 2018 to replace an existing upvc conservatory. This approval followed revisions to include deleting a two storey extension to the eastern elevation due to design concerns at the time.

#### **PROPOSAL:**

The application proposes a two storey extension to the north elevation to create a kitchen extension and an extension to an existing first floor bedroom. The application has been revised to delete a small porch which was originally proposed.

The two storey extension is effectively a continuation of the ridge and eaves of the existing building in a northwards direction. The extension measures c.3.5m x c. 6m with a ridge height and eaves to match the existing structure. The extension has been designed to match the existing property in materials and fenestration detailing.

#### **RELEVANT HISTORY:**

13/00556/HOUSE-Erection of single storey extension to replace existing conservatory  
18/00749/HOUSE-Erection of single storey garden room extension to rear following removal of existing conservatory

#### **POLICY CONSIDERATIONS:**

SP12- Heritage  
SP13- Landscapes  
SP16- Design  
SP19- Presumption in Favour of Sustainable Development

**APPRAISAL:**

The relevant planning issues are:

- Whether the application preserves the conservation area and AONB and,
- Whether there would be a material adverse impact on the amenity of the occupants of neighbouring properties.

The extension is considered to relate well to the form of the existing building. It is a simple extension of the existing ridge and eaves. It measures c. 3.5m long and is considered to be modest in scale in relation to the wider complex and individual dwelling. The materials proposed are also considered to be in keeping with the existing dwelling. Furthermore, it cannot be clearly seen from any public point from the conservation area or AONB and is sympathetic in its relationship with the host building.

Due to the position of the extension to the north side of the complex and the existing mature beech hedge forming the boundary it is considered that there will not be an unacceptable loss of light to the attached neighbour to the west. In addition, the applicant's agent has confirmed that the adjoining neighbour to the west has their principal amenity space to the south with primary windows on the southern elevation. It has also been confirmed that the additional first floor window serving the proposed en-suite bathroom is to be obscure glazed and this will be conditioned as such. It is considered therefore that the proposal will not have a material adverse impact on the amenity of the occupants of neighbouring properties.

It is considered that the proposal meets the requirements of Policies SP12, SP13, SP16 and SP20 of the adopted development plan.

**OTHER MATTERS INCLUDING CONSULTATION RESPONSES:**

Objections to the application have been received from a number of neighbours regarding the large size of the extension, loss of local character, privacy, outlook and sunlight and parking concerns. In addition a neighbour has asked for a number of conditions to be attached some of which are considered to be outwith this application to include provision of car parking and adequate drainage and that the existing trees and hedges are retained. Other matters raised regarding covenants and drains are not material to the consideration of this application.

The applicant's agent has responded to a number of these concerns with a letter scanned to the public file. This seeks to address concerns regarding parking, loss of light, clarification regarding retention of trees and hedges and a response to drainage concerns. The letter also details that the 3 bedroom property is served by 2 garages and 2 parking spaces and the extension will not impinge upon the existing level of parking provision.

In conclusion the application has been carefully considered by officers and is considered to comply with Policies SP12, 13, 16 and 20 of the Ryedale Plan and the NPPF. There are no material matters that would warrant a decision other than in accordance with the Council's adopted development plan.

**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: 21-1373 2a

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 to include windows the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To comply with Policy SP16 of the Ryedale Plan

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 to be used in the construction of building. The panel so constructed shall be retained only until the development has been completed

Reason: To comply with Policy SP16 of the Ryedale Plan

5 The windows to the western elevation of the proposed extension shall be permanently glazed with frosted or opaque glass of a type to be submitted and approved in writing by the Local Planning Authority prior to the occupation of the building.

Reason: To comply with Policy SP20 of the Ryedale Plan.

6 Unless otherwise agreed in writing by the Local Planning Authority, the existing hedge(s) along the western boundary/boundaries of the site shared with the neighbouring property shall be retained and maintained. In the event of the existing hedge(s) dying, it/they shall be replaced to a specification that shall first have been approved in writing by the Local Planning Authority. Any new hedgerow plants shall be maintained for a period of five years from being planted and replaced if they die or become diseased by plants of similar size and species unless the Local Planning Authority gives written consent to any variation.

Reason: It is considered that the existing hedge(s) is/are an important visual amenity which should be retained in accordance with Policy SP20 of the Ryedale Plan.