

Item Number:	12
Application No:	21/01059/HOUSE
Parish:	Norton Town Council
Appn. Type:	Householder Application
Applicant:	Mrs Sally Drake
Proposal:	Erection of flat roofed single-storey extension to rear with roof lantern and single-storey extension to garage to form home office
Location:	6 Langton Road Norton Malton North Yorkshire YO17 9AD
Registration Date:	19 July 2021
8/13 Wk Expiry Date:	13 September 2021
Overall Expiry Date:	25 August 2021
Case Officer:	Emma Woodland
	Ext: 43324

CONSULTATIONS:

Norton Town Council	Recommend approval, subject to a sloped roof on the single storey extension more in keeping with the neighbouring property and Listed status of the building, and with the extension to the garage.
Representations:	None received

Site:

6 Langton Road is a Grade II listed Building within the Norton conservation area and as such, Ryedale District Council has a statutory duty to have special regard for the preservation of the listed building and its setting and the preservation or enhancement of the conservation area. The house is located within development limits and the modern detached garage is not considered to be listed by virtue of its late construction date.

The property forms part of a substantial terrace of 4 dwellings dating from 1855 with later extensions to the rear. The handsome house is of 3 storeys, of 2 bays wide and is constructed from brick with an overhanging slate roof. It is located towards the southern end of the terrace with attached neighbours to either side behind a long enclosed front garden. The front of the terrace forms a visually cohesive row which strongly contributes to the significance of the listed buildings. Rear outside space, formed from 2 areas, consists of a small enclosed yard located immediately to the rear of the house and a detached garden to the western side of a communal rear access passage. The garage is located to the western side of the garden area and is accessed by vehicle from a side street to the west. The garden has strong boundaries to the north and south and is relatively open to its east facing the house. The rear of the Number 6 is visible through low permeable railings achieved from the semi-public rear access passage. It is apparent that two of the four houses in the terrace have been extended to the rear with relatively lightweight garden rooms. Due to the length of the terrace, enclosed rear yards and existing historic rear cross wing extensions only marginal glimpsed views are available of the ground floor of the properties. In addition, for the same reasons, clear ground floor inter-visibility between the rear of the terrace is not achieved and the rear ground floor of the properties are experienced as individual dwellings.

Proposal:

The application proposes the erection of a flat roofed single-storey extension to the rear of the house and single-storey extension to the garage to form a home office. The application has been revised to address officer concerns regarding loss of original historic house features. The primary consideration is whether the proposal preserves the listed building and conservation area.

Relevant Property History:

11/00064/LBC-External alterations to include replacement of windows and blocking up of doorway to west elevation and replacement of window with door and window on north elevation

Policies:

Local Plan Strategy - Policy SP12 Heritage

Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP20 Generic Development Management Issues

National Planning Policy Framework

Appraisal:

The garage is proposed to be extended to the east to form a home office. The design seeks consent for a cross wing gable extension with large areas of glazing facing east into the garden. The design is considered to be of a sympathetic scale and is proposed to be constructed from matching materials. Due to the minor nature of the proposed works and strong neighbouring boundaries and distance, it is considered that the works proposed to the garage are sympathetic to the host dwelling and will preserve the setting of the listed building and not have a material adverse impact on the amenity of the occupants of neighbouring properties.

The extension proposed to the listed building is of a lightweight flat roofed design with a glazed lantern. It will infill much of the rear yard and proposes the removal of much of the flank wall of the later extension and the removal of the original rear window and its lower brickwork. The flank wall of the house is later in date and has been heavily altered and it is considered that there will be no harm proposed to the listed building in the removal of a large area of the flank wall. The window of the original back wall is proposed for removal. It appears that the window is likely to be the original window featuring handmade glass. It is considered that there will be harm caused to the listed building by virtue of the removal of an original feature of the property in an external elevation. The window however is on the rear elevation in an enclosed yard and the degree of harm is considered to be on the mid range of less than substantial. According to the NPPF any harm to a listed building should be balanced by the public benefits of a proposal. In this instance, it is considered that the harm is outweighed by the beneficial re-roofing of the listed building which is proposed to be secured by condition prior to the erection of the extension.

First floor works have been revised to retain original historic features to include retaining landing panelling and an original cupboard. Other works are considered to be minor in nature and are commensurate with the enjoyment of the property as a private dwelling house and will preserve the listed building.

It is considered that the flat roofed design of the extension is of a sympathetic scale, design and materials and will relate well to the listed building. In addition, the flat roofed design will maintain the visible form of the existing window lintel.

Other Matters Raised Including Consultation Responses:

Norton Town Council have no objections to the principle of the proposal however they are of the opinion that the roof of the rear extension should have a pitched form.

It is considered that the scale, design and materials of the proposal relate to the listed building and conservation area and that they will be preserved. Due to well defined and enclosed boundaries, it is considered that there will be no material adverse impact on the occupants of neighbouring properties. The proposal therefore complies with Policies SP12, 16 and 20 of the Ryedale Plan and the NPPF and Members are asked 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 plans: D420016: 05 Rev A, 06 Rev A, 07 Rev A, 08 Rev A

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

3 Before the walling up of the facing materials, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials including glazed doors to be used on the exterior of the garage building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the conservation area and comply with Policy SP12 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 and mortar to be used in the construction of the garage extension. The panel so constructed shall be retained only until the development has been completed

Reason: To preserve the conservation area and comply with Policy SP12 of the Ryedale Plan