

Item Number: 9
Application No: 21/01513/73
Parish: Terrington Parish Council
Appn. Type: Material Amendment
Applicant: Mr Nicholas Reston
Proposal: Variation of condition 02 of planning approval 21/00892/HOUSE dated 05.10.2021 to allow the erection of a larger single storey rear extension
Location: New Wells Mews North Back Lane Terrington North Yorkshire YO60 6NS

Registration Date: 11 November 2021
8/13 Wk Expiry Date: 6 January 2022
Overall Expiry Date: 29 December 2021
Case Officer: Emma Woodland **Ext:** 43324

CONSULTATIONS:

Terrington Parish Council

Representations: Ms Pamela Hudson,

SITE:

New Wells Mews is located in the Terrington conservation area and as such, Ryedale District Council has a statutory duty to have special regard for the preservation or enhancement of the conservation area. The NPPF requires that great weight is given to the conservation of heritage assets.

Part of the special character of the conservation area at this point on North Back Lane is the presence of former ancillary outbuildings. The simple form and construction of the building and lack of outward facing domestic scaled windows indicates its ancillary use and this in turn indicates the historic function of the lane as the service lane to the rear of the principle properties facing the Main Road. As is typical, areas of North Back Lane have become developed with housing over time, however the presence of small ancillary outbuildings is an important aspect of the conservation area at this point as it traces back to the historic form and function of the village and can promote understanding of the history and character of the settlement. The simple form, modest size and simple construction of the building denotes its former use. It makes a positive contribution to the conservation area giving an insight into the history and development of the village through its simple form and construction and small size.

The building is a simple rectangular detached former outbuilding located to the southern side of North Back Lane. It has an asymmetric clay pantile roof and was formerly a garage/workshop for Old Wells, the property to the south and subsequently New Wells, the property to its west. The property has well defined boundaries and clear views of the property can be obtained of both the front (northern) and the side (western) elevation. It received retrospective planning permission for its conversion into a domestic annex in 2007. The condition restricting the dwelling to be sold separately was removed in 2021. An extension to the property was approved in October 2021. This application is to vary the condition of the approved extension and seeks to increase the length of the approved extension and increase the ridge height.

PROPOSAL:

Variation of condition 02 of planning approval 21/00892/HOUSE dated 05.10.2021 to allow the erection of a larger single storey rear extension

RELEVANT PLANNING HISTORY:

07/00767/FUL-Change of use of first floor and part of ground floor of detached garage to form a one-bedroom dwelling (retrospective application)- Approved

21/00224/73-Removal of Condition 02 of planning approval 07/00767/FUL dated 12.10.2007 to allow the dwelling to be sold separately from New Wells.- Approved

21/00892/HOUSE-Erection of single storey extension to rear and installation of 3 new windows to front elevation- Approved subject to revised plans reducing the size of the extension.

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 recent approved extension measured c.3.9m long. The current application seeks to increase the length of the extension to c.5.6m long and to increase the ridge height by c.350mm from c.4m to c. 4.35m. An additional rooflight and increased areas of glazing on the eastern elevation are also proposed. The extension will be visible from public view points in the conservation area.

The assessment of the application is balanced however it is considered that the length of the proposed c. 5.6m long extension will be excessive and not respect the simple form and modest size of the former outbuilding. The existing gable width is c. 5.8m long and it is considered that the extension will nearly double the amount of development on this elevation of the building which is visible from public viewpoints in the conservation area. In addition, the existing frontage length of the original building measures c. 10m long and it is considered that the cumulative length of c. 11.4m of the existing gable and the proposed extension exceeds the principle architectural component of the property being its frontage elevation to North Back Lane. The combination of length and increased height will give undue emphasis to the modern part of the building. In addition, the proposed increase in ridge height will result in the ridge of the extension being higher than both the northern and southern eaves of the principle property. This will be a visible element from public viewpoints and it is considered on balance, that it will have an unbalancing effect on the simple form and proportions of the existing building.

It is considered that the additional glazing and the additional rooflight will not be visible from any public vantage points and will not have a material adverse impact on the amenity of the occupants of neighbouring properties and will preserve the conservation area.

Policy SP16 of the Ryedale Plan requires that development proposals will be expected to reinforce local distinctiveness. To reinforce local distinctiveness the location, layout, scale and detailed design of new development should respect the context provided by its surroundings. It goes on to state that the grain of settlements should be respected to include the size and scale of buildings and that extensions to existing buildings should be appropriate and sympathetic in terms of scale and form. The proposal is not considered to reinforce local distinctiveness by virtue of the scale of the proposed development and its unbalancing effect on the modest outbuilding. It is considered that the increased length and increased ridge height will cause undue emphasis on the modern part of the outbuilding and dilute the qualities of

the simple traditional structure. The proposal is not sympathetic to the host building in terms of scale and form by virtue of its long length and dominant ridge height.

Policy SP12 of the Ryedale Plan requires that distinctive elements of Ryedale's historic environment will be conserved and where appropriate enhanced. Proposals which would result in less than substantial harm will only be agreed where the public benefit of the proposal is considered to outweigh the harm to the asset. The application is not considered to preserve the conservation area by virtue of the impact of the long length and increased height of the extension. This will create an unbalancing impact on the size and form of the former outbuilding and dilute the simple qualities of the structure which makes a positive contribution to the character of the conservation area by virtue of its small scale and simple form. It will be harmful to the character of the conservation area. It is considered that the degree of harm is less than substantial. According to paragraph 202 of the NPPF, less than substantial harm to Heritage Assets should be weighed against the public benefits of a proposal. It is considered in this case that there are no identified public benefits and that the property benefits from an extant permission consenting an approved extension.

Other Material Considerations including Consultation Responses Received:

A letter of support for the application has been received from a neighbour. A supporting statement for the application has been submitted by the applicant which is appended to this report.

RECOMMENDATION: Refusal

The application therefore fails to comply with Policies SP12 and 16 of the Ryedale Plan and the NPPF and Members are requested to refuse the application.