

**NEW WELLS MEWS
NORTH BACK LANE
TERRINGTON
YORK YO60 6NS**

Application to Vary Planning Condition

PLANNING AND HERITAGE STATEMENT

This application under Section 73 of the Town & Country Planning Act 1990 is submitted on behalf of Mr Nicholas Reston. It concerns the approval to Householder Application 21/00892/HOUSE granted on 5 October 2021 for development described as the "Erection of a single storey extension to the rear and installation of 3 new windows to front elevation" at New Wells Mews, North Back Lane, Terrington, York, YO60 6NS.

BACKGROUND

The development relevant to this application is the approved rear extension which the applicant wishes to extend further into the courtyard. As approved, the dimensions of the extension are a 3.9 metre projection from the south elevation of the existing building, a width of 5.2 metres and eaves and ridge heights of 2.6 and 4.0 metres respectively.

The applicant wishes to revise the extension by increasing the length of projection by 1.7 metres from 3.9 to 5.6 metres, retaining the same width of 5.2 metres, but increasing the pitch of the new roof, the ridge of which would increase by 350 mm from 4.0 to 4.35 metres.

The approved scheme is subject, *inter alia*, to Condition 2 which states that "The development hereby permitted shall be carried out in accordance with the

following approved plans : PL001 Rev A, 002 Rev B, 005 Rev C, 006 Rev C, 007 Rev C". The stated reason is "For the avoidance of doubt and in the interests of proper planning".

To accommodate the revision to the scheme, the 5 approved drawings need to be substituted by an equivalent suite of amended drawings which show the longer rear extension and the more steeply-pitched roof.

THE APPLICATION SITE

New Wells Mews lies on the south side of North Back Lane, Terrington, as indicated on the 1:1250 Application Location Plan. Adjoining properties in the same ownership comprise New Wells to the west also with its access onto North Back Lane, and Old Wells to the south, fronting the main street. The property is within the defined development limits for Terrington and within the village conservation area.

The existing property is a rectangular detached building in brick with an asymmetrical clay pantile roof 5.0 metres high (based on internal floor level as external levels vary), and a footprint of 9.9 metres x 5.8 metres. It was formerly a garage / workshop for New Wells. Change of use of the first floor and part of the ground floor of the garage to a single dwelling was granted in October 2007 under Application 07/00767/FUL.

The recent approval to Application 21/00892/HOUSE completed the transformation of the garage into a dwelling with the ground floor to become the lounge and dining areas, and a 3.9 metre long single storey rear extension to provide the kitchen. The other significant changes to the external appearance of the building are the replacement of the right hand pair of garage doors with patio doors and the insertion of three slit windows in the front (north) elevation.

The converted building faces south onto a courtyard bounded by a single storey stone and pantile barn on its southern side which is part of Old Wells. The western boundary of the New Wells Mews site is currently separated from New Wells by fencing and gates, which will be superseded by the extension.

The entrance to the courtyard is through a gate on the east side, alongside the side elevation of Dairy Manor, from which the courtyard is separated by a tall stone wall. Behind the stone wall is a 15 metre long single storey rear extension to Dairy Manor which continues beyond the Old Wells outbuilding. This adjoining property is evident on the Location Plan and Block Plan (Dwg. 001 B), which also show the proposed longer extension in context, and the parking / manoeuvring space for New Wells Mews.

THE PROPOSED DEVELOPMENT

The revised scheme proposing a 5.6 metre extension in place of the approved 3.9 metre extension is set out in Drawings PL 001 B - Location and Block Plan 1:1250 & 1:500; 002 C - Existing and Proposed Site Plan 1:100; 003 D - Proposed Ground Floor Plan 1:50; 006 - D Proposed First Floor and Roof Plan; and 007 D - Proposed Elevations 1:100.

The extension has the same width as approved (5.2 metres) and the same eaves height (2.6 metres), although the ridge height is increased by 350 mm from 4.0 metres to 4.35 metres to accommodate a steeper pitch, which we consider improves the appearance of the roof. A third rooflight is proposed on the eastern pitch of the roof of the extension. As in the approved scheme, there are patio doors on the eastern elevation of the extension, except that the extent of the glazing is increased. The projection of the extension increases from 3.9 metres to 5.6 metres in order to create a larger kitchen to meet the particular needs of the applicant, who is a keen amateur chef.

PLANNING POLICY CONTEXT

The relevant planning policy context comprises The Ryedale Plan – Local Plan Strategy September 2013, and the National Planning Policy Framework July 2021 (NPPF). The relevant Local Plan Policies are :

SP12	Heritage
SP16	Design
SP20	Generic Development Management Issues

Policy SP12, in line with national policy guidance, states that designated historic assets and their settings, including Listed Buildings, Conservation Areas, Scheduled Monuments and Registered Parks and Gardens will be conserved and where appropriate, enhanced.

Policy SP16 states, *inter alia*, that extensions and alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the host building in terms of scale, form, and use of materials. It adds that so as to reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings including : the grain of the settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings.

Policy SP20 states that new development will respect the character and context of the immediate locality and the wider landscape / townscape character in terms of physical features and the type and variety of existing uses. In relation to amenity, the Policy states that new development should not have a material adverse impact on the amenity of present or future occupants, the users or occupants of neighbouring land and buildings or the wide community by virtue of its design, use, location and proximity to neighbouring land uses.

Impacts on amenity, it adds, can include noise, dust, odour, light flicker, loss of privacy or natural daylight or be an overbearing presence.

The relevant guidance in the NPPF includes Section 12 *Achieving Well-Designed Places* and Section 16 *Conserving and Enhancing the Historic Environment*.

ASSESSMENT

The three principal issues in the consideration of the proposals are impact of the development on the character and appearance of the host building; impact on the character and appearance of the Terrington Conservation Area; and residential amenity.

Impact on Original Building

Although it is located within the village conservation area, the host building is not a listed building nor does it possess any special architectural merit. It was originally a garage and workshop associated with New Wells when that dwelling was constructed, before which it had belonged to Old Wells. It was never previously a dwelling but a brick outbuilding of somewhat functional design, although its pantile roof and brick chimney stack mean it nevertheless blends well with its neighbours. It has only lawfully become a dwelling through the approval of Application 07/00767/FUL and the recent approval to 21/00892/HOUSE.

Ryedale District Council has not produced supplementary planning guidance (SPG) on house extensions, nor has a village design statement SPG been published for Terrington. It would therefore be inappropriate for the LPA to view the proposals set out in the current planning application as a regular house extension to which the normally applied guideline of "subsidiarity" in scale is often applied. Whilst scale is one of the criteria in assessing proposals

for extensions to buildings under Policies SP16 and SP20, it is submitted that this is a less important consideration in the case of extending simple outbuildings which traditionally come in all shapes and sizes in Terrington and elsewhere.

Notwithstanding the above, the proposed larger extension to New Wells Mews is of appropriate scale to the host building. Whilst the length of the proposed extension of 5.6 metres compares with the 4.8 metre length of the remaining courtyard elevation of the original building, this is more than compensated for by the fact that the extension is narrower than the original building – 5.2 metres as opposed to 5.8 metres, and that the ridge is lower – 4.35 metres as opposed to 5.0 metres. The volume of the proposed extension is also substantially less than the volume of the original building.

The design of the extension meets the design criteria of Policy SP16 and the NPPF, in terms of scale, form and use of materials, which match those of the original building – matching red brickwork and clay pantiles, with timber windows and doors.

Character of the Area

Policies SP16 and SP20 note that in the consideration of proposals for extensions, equal regard has to be had to the character, appearance and grain of the context provided by its surroundings.

The 1:1000 OS map attached to this statement covers the area around New Wells Mews extending from North Back Lane to the south side of the main street, all of which lies within the village conservation area. The OS extract highlights a number of L or T-shaped buildings in the vicinity of New Wells Mews, some with pronounced elongated rear extensions relative to the host property.

Of particular note is Dairy Manor, the property immediately to the east, which has a long single storey rear extension running along the common boundary, as referred to previously. To the east of Dairy Manor is Brindle Court, an extended L-shaped property of two storeys, to which the approval to 09/00102/FUL partly applies. Between Dairy Manor and Brindle Court is Owlars Lodge which has been extended southwards in two storey form at some stage in the past. Estate Cottage on North Back Lane, to the west of New Wells Mews, has a single storey rear extension with a similar degree of projection to that proposed.

On the main street, three properties are of note – Rose Villa with a substantial rear extension in an inverted T-shape, High Dene to the west of Old Wells, which has a single storey rear extension formed out of former garages, and Standerlands, on the south side of the main street, which has a substantial rear extension in a T-shape, partly following approval to Application 08/01022/FUL.

These identified neighbouring properties within a short radius of New Wells Mews define the character and grain of the area, whether they exist by virtue of history or through planning consent. It is against this prevailing context of the immediate area that the L-shaped form of extension at New Wells Mews is promoted, with which it is entirely in character. The form of the new development is appropriate to its setting and is therefore consistent with the relevant wording of Policies SP16 and SP20 with regard to reflecting inherent character.

Residential Amenity

In having approved Application 21/00892/HOUSE, the LPA determined that no harm to the residential amenity of adjoining properties would result, namely New Wells and Dairy Manor. The proposed longer extension also has a blank elevation facing towards New Wells, the additional length of which would have

no additional impact. The eastern elevation of the extension faces the blank stone wall on the boundary with Dairy Manor. Similarly, the extended length and wider patio doors would have no greater impact in this direction than the approved scheme. The south elevation has a window to the kitchen facing the non-residential outbuilding which is part of Old Wells and there are therefore no amenity considerations in that direction. The only other material change is the 0.35 metre increase in the height of the roof which will not be overbearing in relation to the neighbouring properties, nor would it cause any additional overshadowing.

CONCLUSION

The proposed enlarged single storey extension is in keeping with the character and scale of the host building. The extension is narrower and of lower height than the original building, and is easily distinguishable from it. The volume of the extension is substantially less than the volume of the existing building.

The form and scale of the extension is compatible with the character of the area and the existing pattern of development, which is defined by there being several examples of elongated extensions to buildings. There would be no adverse impact on residential amenity.

The proposals are therefore consistent with the relevant policies of the Ryedale Plan – Local Plan Strategy, and the NPPF with regard to preserving the character and appearance of the original building and respecting the grain of the settlement. There would therefore be no harm to the character and appearance of the Terrington Conservation Area, or to residential amenity.