

Item Number: 10
Application No: 21/01387/HOUSE
Parish: Pickering Town Council
Appn. Type: Householder Application
Applicant: Mr John Crawford
Proposal: Erection of two storey side extension, single storey rear extension and porch to front elevation
Location: 6 Northway Pickering North Yorkshire YO18 8NN

Registration Date: 15 October 2021
8/13 Wk Expiry Date: 10 December 2021
Overall Expiry Date: 31 January 2022
Case Officer: Eleanor Hardie **Ext:** Ext 43342

CONSULTATIONS:

Original scheme

Pickering Town Council No objection
Highways North Yorkshire Recommends conditions

First Reconsultation

Pickering Town Council No response received
Highways North Yorkshire No response received

Second Reconsultation

Pickering Town Council No objection

Representations: Keith Sales,

SITE

6 Northway is a modern, 20th century detached dormer bungalow located at the western end of Pickering.

The property is of brick construction under a pantile roof and features white uPVC windows and doors. The property currently benefits from an attached flat roof garage, with gardens to front and rear.

PROPOSAL

This application seeks approval for the erection of a two storey side extension, a single storey rear extension and a porch to the front elevation. The proposed side extension was originally designed with an asymmetrical roof. Officers had some concerns with this original design, which was considered to detract from the character of the host dwelling. These concerns were relayed to the applicant's agent and the proposed development was revised.

Following receipt of an objection from the neighbouring property, the scheme was further amended with a revised description agreed.

The rear extension would extend beyond the rear wall of the dwellinghouse by 3.3 metres, with a width of 9.25 metres, spanning the entire length of the dwellinghouse. To the eaves the extension would measure 2.9 metres and 3.6 metres to the highest point. The extension would be of flat roof construction with the inclusion of a roof lantern. It is proposed to be finished with off white Silicone Scraped Texture K render and uPVC windows and doors.

The two storey side extension is proposed to have a pitched roof form. It is proposed to have a depth of 6.5 metres and a width of 4.7 metres. The overall ridge height of the two storey extension is proposed to be 6.3 metres, with an eaves height of 2.9 metres to match the existing dwelling. The extension is proposed to be finished with off white Silicone Scraped Texture K render, under a pantile roof, featuring uPVC windows and doors.

To the front of the property, it is proposed to erect a single storey, flat roof projection which will extend along the front of the existing dwelling by 3 metres, projecting 1 metre from the front wall of the dwelling and with a height of 3 metres, to allow the formation of a covered entrance porch. The porch would also be finished with off white Silicone Scraped Texture K render.

To facilitate the development, the existing garage is to be demolished and to the front of the property it is proposed that additional parking amenity will be provided.

HISTORY

There is no planning history for this site.

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 SP19 Presumption in Favour of Sustainable Development

Local Plan Strategy - Policy SP20 Generic Development Management Issues

Material Considerations

National Planning Policy Framework

National Planning Practice Guidance

REPRESENTATIONS

A brief summary of the position of statutory and non-statutory consultees is included on the front sheet of the report and issues raised are addressed in the relevant appraisal sections of the report. All consultation responses are available for Members to view in full on the public access webpage, and referred to in the report accordingly.

An objection was received to the original scheme from the occupiers of the neighbouring property, 4 Northway. They raised the following concerns:

- *Drainage, the drainage from No 6 joins our system under our front Lawn, in recent years when just one person lived in No 6 we have had drainage problems, once our Lawn had to be dug up and re-instated to solve the problem, the other was a major Insurance claim in the end settled by both parties. With the current planning proposal to turn No 6 into a large Family dwelling, this will be a major problem when one also considers the drainage system to be 56 years old. I would suggest that No 6 have their own system into the Main Drainage network as a condition of planning.*
- *The proposed application sees the front of the dwelling extend to the front which is a major problem as the line of building on the western side of Northway is all in Line, why should this be allowed to change at this stage, Phase one of Northway was developed 56 years ago, why should this be allowed to change when everything is neat and tidy. Both phase 2 and 3 have also kept in line.*

- *We are also concerned at the rear, that there will be additional windows seeing over our property, which will affect our privacy.*

A further response from the objectors was received on 15 December:

“we understand like you that the drainage problem has been resolved but like you we have seen nothing either in writing or proposed plans.

The windows we are concerned about are in the extension, first floor seem to be full length and the second floor appear to be windows when we were informed that they would be velum type within the roof.

The third point we made in our original letter to you, the coming out in front of the current building line on Northway, this we feel would be a major blot on the appearance to the Road, phase 1 as been in place for well over 50 years so why allow change now? I hope this is stopped to allow the appearance to remain as it is.”

Pickering Town Council confirmed that they had no objection to the proposal and the Local Highway Authority (LHA) had no objection but recommended a pre-commencement condition requiring the submission of a Construction Management Plan.

Following the receipt of the above comments, the applicants’ agent provided revised plans to address some of the issues raised. The revised drawings included a plan to address concerns in relation to drainage, confirming the intention to connect the site to the mains run in Northway and a revised elevational plan with the change to the design of the side extension.

Following a reconsultation on the submitted drainage plan and revised design, Pickering Town Council provided no response and the following comments were received from the objector on 4th January 2022:

We accept that the owners do intend to place in position their own main drainage system into the Highway to which we are grateful.

- 1. Our concerns remain the coming out at the front to what is a clear building line on the western side of Northway, there is plenty of room for this not to happen.*
- 2. The construction of French windows from bedroom 1 when the agent told us windows, from a plot (No.6) to our plot is much higher in the first place.*
- 3. On looking at the plans I now see that the outer construction of the proposed extension towards our bungalow is not even brickwork, therefore, I would suggest the proposal is completely out of place with any other construction on Northway, surely an estate which was commenced in 1964 should be kept in true well established products.*

Further amendments were made to the proposal, with the side extension no longer extending beyond the principal elevation and the addition of a front porch.

A reconsultation was issued on these amendments with Pickering Town Council confirming that they had no objection. No response was received from the objectors on the revised scheme.

APPRAISAL

The main considerations within the determination of this application are:

- i. Design, form and character
- ii. Impact on neighbouring amenity
- iii. Fall-back position
- iv. Drainage
- v. Other matters

Design, form and character

The new two storey side extension is proposed to have a pitched roof form and has been designed so that it has the same eaves height as the existing property with the ridge set down c0.3 metres from that of the host dwelling.

It is considered that the proposed single storey rear extension would have a simple and modern appearance, which is subservient in scale, and will not detract from the form of the main dwelling. The large, plain, sliding doors on the rear elevation of the extension will result in a contemporary appearance, which will ensure that the extension is legible as a modern addition to the property.

It is considered that the overall form of the extensions will reflect the form and character of the existing dwelling. On this basis the form of the development is considered to be acceptable.

While render is not predominantly used within the locality, it is considered that render can often look attractive when paired with a brick built building, particularly if the proposed development is of a modern form and design. The use of render will also visually demarcate the modern extensions from the existing dwelling. On this basis, it is considered that the use of render is acceptable in terms of design, however a condition is proposed in order to ensure an appropriate colour and finish of render will be used.

The proposed works will result in an overall additional footprint of approximately 32 square metres. It is considered that the collective appearance of the property as a result of the proposed works will not be unsympathetic to the character and appearance of the host dwelling.

On this basis, the proposed development is considered to comply with Policy SP16 (Design) of the Ryedale Plan – Local Plan Strategy.

Impact on neighbouring amenity

The new side extension is proposed to be constructed on the southern elevation of the existing dwelling following the removal of the existing garage, with the resulting southern elevation being approximately 1.2 metres closer to the neighbouring property (4 Northway). The southern boundary of the site features a recently erected timber fence, whilst the northern boundary features mature planting and a timber fence.

The occupier of 4 Northway raised concerns that the proposed development would cause overlooking and it has been confirmed that the concern is in relation to the ground floor French doors to the rear of the proposed side extension.

The existing garage has one window to the southern elevation and a window and door to the western (rear) elevation.

No windows are proposed to be installed in the southern elevation of the new extension, thus resulting in a loss of glazing to this elevation.

To the rear elevation of the side extension, it is proposed to install French doors to the ground floor and one dormer window to the first floor roofslope, with two rooflights installed on the front elevation roofslope.

It is not considered that the proposed extension would result in any direct overlooking or loss of privacy of the neighbouring property over and above what is already experienced.

The new rear extension would include sliding doors to the western elevation and 1no. window to the southern elevation.

The rear extension is in close proximity to the boundary with the neighbouring property to the north, 8 Northway, which features a mature boundary hedge and timber fence. There would be no windows to

the north elevation of the rear extension. As such, it is considered that in terms of size and fenestration details, the proposal will not have an adverse impact on the residential amenity of the occupiers of the property to the north, in terms of increased overlooking or an overbearing effect.

It is therefore not considered that the proposed extensions would result in any direct overlooking or loss of privacy of the neighbouring property. A condition is considered appropriate to restrict the formation of additional openings to the southern elevation of the side extension at first floor level without prior written consent, to ensure the privacy of future occupants.

It is acknowledged that the new extensions would increase the massing on the application site, however it is not considered that this will create an overbearing presence which is significantly greater than what is currently experienced. Therefore, it is not considered that the proposed development would result in an unacceptable overbearing presence on the occupiers of the neighbouring property.

On this basis, the proposed development is considered to comply with Policy SP20 (Generic Development Management Issues) of the Ryedale Local Plan Strategy.

Fall-Back Position

It should be noted that an extension of the same scale as the proposed rear extension could be built under permitted development. 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 no more than 4 metres from the rear wall of the dwellinghouse and was constructed in materials of a similar appearance to the existing dwellinghouse. Therefore, it is relevant to note that the proposed rear extension sought under this application would be considered permitted development, if it was constructed from a material of a similar appearance.

It should also be noted that the porch is considered to be permitted development. The porch would measure 3 metres in length and 1 metre in width, resulting in a ground area of 3 square metres, with a height of 3 metres, complying with Schedule 2, Part 1, Class D of the General Permitted Development Order.

Drainage

The objectors raised concerns with regards to the existing drainage, however the Agent has confirmed by email and with an additional plan that the Applicants intend to connect the site to the mains run in Northway, disconnecting from the run which passes through the neighbour's garden.

Following a reconsultation the objectors have confirmed that they are satisfied with this matter.

Other matters

The proposal sees the removal of the existing garage, with parking provision proposed to be created to the front of the property. The Agent has confirmed that the parking area will be paving set on sand, with a porous weed barrier with any surface water run-off taken to the open drain to the southern boundary and picked up by the drain run to the mains.

The Local Highway Authority has recommended a pre-commencement condition for the submission of a Construction Management Plan.

The inclusion of the pre-commencement condition has been confirmed by the Agent.

Conclusion

The proposed extensions are considered to be of a proportionate and acceptable design, and it is not considered that they would give rise to a significant detrimental impact on neighbouring amenity. The proposed development is considered to meet the relevant policy criteria set out in Policies SP16 (Design), SP19 (Presumption in Favour of Sustainable Development) and SP20 (Generic Development

Management Issues) of the Ryedale Local Plan Strategy and the NPPF. On this basis approval is recommend subject to the following conditions.

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;.

Site Location Plan, scanned to file 08.11.2021

Proposed Site Plan, scanned to file 08.11.2021

Proposed Elevations, drawing number 2391/A2, scanned to file 05.01.2022

Proposed Ground Floor Plan, drawing number 2391/C1, scanned to file 05.01.2022

Proposed First Floor Plan, drawing number 2391/B1, scanned to file 05.01.2022

Parking Provision Plan, scanned to file 01.02.2022

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

3 The materials of the development hereby approved shall be in accordance with the details included on the planning application form unless otherwise agreed 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 Ryedale Plan - Local Plan Strategy.

4 Unless otherwise agreed in writing by the Local Planning Authority, the proposed render to be used in the development hereby permitted, shall be off white Silicone Scraped Texture K render.

Reason: In the interests of good design and in compliance with Policies SP16 and SP20 of the Ryedale Plan- Local Plan Strategy and the NPPF

5 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 windows or any other openings shall be created within the southern (side) elevation of the two storey extension hereby approved at first floor level.

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

6 No development must commence until a Construction Management Plan has been submitted to and approved in writing by the Local Planning Authority. Construction of the permitted development must be undertaken in accordance with the approved plan.

The Plan must include, but not be limited, to arrangements for the following in respect of each phase of the works:

1. areas for storage of plant and materials used in constructing the development clear of the

- highway;
- 2. details of site working hours;
- 3. contact details for the responsible person (site manager/office) who can be contacted in the event of any issue.

Reason: In the interest of public safety and amenity

INFORMATIVE(S)

- 1 The proposed development is located in a groundwater Source Protection Zone 1 for public drinking water abstraction. This means any pollution that enters the ground can pollute groundwater and find its way into the drinking water supply in a short amount of time. It is therefore important that the development does not pose an unacceptable risk to the quality of the underlying groundwater during its construction phase or during its lifetime.