

Item Number: 15
Application No: 21/01630/HOUSE
Parish: Sheriff Hutton Parish Council
Appn. Type: Householder Application
Applicant: Mr D Russell
Proposal: Erection of a two storey rear extension together with a dormer roof extension to create a room in roof space
Location: 3 The Square Sheriff Hutton YO60 6QX

Registration Date: 16 December 2021
8/13 Wk Expiry Date: 10 February 2022
Overall Expiry Date: 1 February 2022
Case Officer: Ellie Thompson **Ext:** 43326

CONSULTATIONS:

Sheriff Hutton Parish Council No response received
Archaeology Section No Objection

Representations: Mrs Melanie Hunt,

SITE:

The property is a small, traditional, two-storey end of terrace cottage, located on The Square in Sheriff Hutton. The property is located within an archaeologically sensitive area.

The property is constructed from brick under a clay pantile roof, and features traditionally styled windows, however the property is currently in a poor state of repair. There is an existing, two-storey flat-roof extension on the rear elevation of the property.

PROPOSAL:

This application seeks permission for the erection of a two-storey rear extension, together with a dormer roof extension to create a room in the loft space.

The dormer window is proposed to be constructed on the rear roof slope, and will have a box-roof form, and will be constructed from hung slate tiles under a GRP roof. During the course of this application, it became apparent that the proposed dormer can be constructed under permitted development rights in this location.

The proposed two-storey rear extension is also proposed to have a flat-roof, box-like form, and is proposed to span across the entire rear elevation of the property. The extension is proposed to be constructed from brick to match the existing property, under a flat- grp roof. The overall height of the extension is proposed to be approximately 5.8 metres, with a width of approximately 4.4 metres. The overall footprint of the extension is proposed to be approximately 11.35 square metres. The proposed extension will replace an existing two storey rear extension at the 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 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. The application has undergone three consultation processes; following the change in the description of development, and some further amendments to the fenestration detailing on the building.

One objection has been received to the proposed development, from the occupier of the neighbouring property to the north (2 Manchester House). They raised the following concerns:

- Overlooking & Loss of Privacy: from the proposed rear window in the northern elevation of the proposed dormer. There are no other third floor windows in this location.
- Would request that this window is obscure glazed.

Sheriff Hutton Parish Council was consulted on this application but did not respond to the consultation.

The NYCC Archaeologist has been consulted and has confirmed they have no objections to the proposed development.

PLANNING HISTORY:

There is no recent, relevant planning history for this application.

APPRAISAL:

The main issues relating to the consideration of this application are:

- Design, character and form
- Impact on Neighbouring Amenity

Design, character and form

The new two storey rear extension is proposed to have a flat-roof form. This form does not reflect the traditional local vernacular, and it is considered that the flat-roof form of the extension, together with

the flat-roofed form of the dormer will result in a challenging design, with a somewhat awkward, stepped profile and bulky mass on this elevation of the property.

Notwithstanding this, it should be noted that the proposed rear extension is of the same form as the existing, two-storey extension to the rear of the property, which is in a poor state of repair. The proposed extension is only approximately 1.9 metres wider than the existing extension. It will be subservient to the host dwelling in terms of its size and constructed from traditional brick to match the host dwelling. Against this context, the proposed new extension would represent a visual improvement to the appearance of the current extension and the harm which arises as a result of its form is not significantly greater than the harm resulting from the current flat roofed form of the existing extension. It should be noted that no strong views of the rear of the property are achieved from public vantage points.

The proposed new dormer window is also of a flat-roof form, and it is proposed to be large in scale, reaching the overall ridge height of the host dwelling. On this basis it is considered it would have a dominant appearance, which does not integrate well with the existing or proposed two-storey rear extension. However as outlined above, this dormer window can be achieved under permitted development rights. Taking into account this fall-back position, this is a key material consideration in the determination of this application. Given that the dormer window is permitted development, it is development which is acceptable in design terms.

Whilst the resulting, cumulative appearance of the development results in some conflict with Policy SP16 (Design), limited public views of the site and the fall-back position are material considerations which are considered to outweigh the conflict with Policy SP16 in this case.

Impact on Neighbouring Amenity

The proposed rear two-storey extension is of the same height as the existing two-storey extension, and would extend no further out from the rear of the host dwelling. The extension is also proposed to feature only one window in its rear elevation, which is the same as the existing rear extension. On this basis, it is not considered that the proposed rear extension would result in a detrimental impact on neighbouring amenity (in terms of loss of light, loss of privacy or overbearing effects), over and above what is currently experienced at the site. However, the new extension will extend closer to the western boundary of the site, and it is considered that if a first floor window was ever installed in the western elevation of the extension, this would afford some views into the rear garden amenity space of the neighbouring property to the west. As such, a condition is recommended to remove permitted development rights for the installation of new first floor openings in this elevation.

It is considered that the proposed window within the rear (northern) elevation of the new dormer, would allow for some views into the rear outdoor amenity space of the neighbouring property to the north (2 Manchester House), which would not previously have been achieved from the site. As such, it is considered that the dormer would result in some loss of privacy. However, as outlined above, the dormer window can be achieved under permitted development rights, and as a result planning permission is not required to implement this part of the proposed scheme. As such, it would not be reasonable to implement any conditions on this part of the proposed development.

The application raises some conflict with Policy SP20 (Generic Development Management Issues), arising from overlooking and some loss of privacy from the proposed dormer window. However, in this instance, the fall-back position of what can be achieved under permitted development rights, is a key material consideration which outweighs this policy conflict.

Conclusion

Despite the overall resulting form of the proposed development, it is considered that the proposed development would represent some improvement to the property, and will allow it to become a renovated, modern family dwelling. There is some policy conflict with elements of Policies SP16 and

SP20 in terms of design and overlooking, although material considerations are such that these are considered to outweigh this policy conflict in this case. On this basis approval is recommended 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 plan(s):

- Site Location Plan (scanned to file on 6.01.2022)
- Proposed Site Plan, drwg. no. 105, (scanned to file on 6.01.2022)
- Proposed Ground and First Floor Plans, drwg. no. 110, (scanned to file on 6.01.2022)
- Proposed Second Floor and Roof Plans, drwg. no. 111, (scanned to file on 6.01.2022)
- Proposed Elevation Plans, drwg. no. 130, (scanned to file on 6.01.2022)

Reason: For the avoidance of doubt and in the interests of proper planning in accordance with Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

3 The materials of the development hereby approved shall be in accordance with the details included in the Planning Application Form (scanned to file on 6.01.2022) 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 Local Plan Strategy.

4 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 doors, windows or any other openings shall be created within the western (side) elevations of the 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.