

Item Number: 15
Application No: 22/00067/HOUSE
Parish: Thornton-le-Dale Parish Council
Appn. Type: Householder Application
Applicant: Mr John Warrington
Proposal: Erection of a single storey rear extension to the existing garage
Location: 1 Thornton Heights Thornton-Le-Dale Pickering North Yorkshire YO18 7QZ

Registration Date: 13 January 2022
8/13 Wk Expiry Date: 10 March 2022
Overall Expiry Date: 17 February 2022
Case Officer: Eleanor Hardie **Ext:** Ext 43342

CONSULTATIONS:

NYM National Parks	No Objection
Thornton-le-Dale Parish Council	No Objection
Tree & Landscape Officer	Recommends landscaping condition

Representations: Mrs Tracey Blundell,

SITE

1 Thornton Heights is a modern detached property, located at the eastern end of Thornton le Dale. The site is located within the Thornton le Dale development limits and is on the edge of the North York Moors National Park boundary.

The property is of stone construction under a pantile roof and features timber windows and doors. The property currently benefits from a detached single garage, with gardens to the front, rear and north sides.

PROPOSAL

This application seeks approval for the erection of a single storey rear extension to the existing detached garage.

The existing garage measures 5.8 metres in length, with a width of 4 metres. The garage is constructed with a dual pitched roof, measuring 4.2 metres to the highest point.

The proposed extension would extend 3 metres from the rear wall of the existing garage, with a width of 3.6 metres. To the eaves the extension would measure 2.7 metres and 4 metres to the highest point. The extension would be constructed with a dual pitched roof, set down slightly from the ridge of the existing garage. It is proposed that the extension would be constructed in materials to match those used in the existing garage, with the proposed window and door reused from the existing garage.

The mountain ash tree to the rear of the existing garage would be removed and it is proposed to plant 2no. replacement mountain ash trees within the site.

HISTORY

14/00980/MFUL Demolition of existing buildings and erection of 6no. four bedroom dwellings, 4no. three bedroom dwellings, 2no. two bedroom dwellings and 2no. one bedroom dwellings with associated garaging, parking and amenity areas and repositioning of vehicular access. Approved 18.03.2015

15/00983/73AM Variation of Condition 33 of approval 14/00980/MFUL dated 18.03.2015 to list the plans as following: Drawing Nos. 1531/5K, 1531/6C, 1531/7, 1531/9B, 1531/10, 1531/11B, 1531/12D, 1531/13, 1531/14C, 1531/15B, 1531/16B, 1531/17B, 1531/18C, 1531/19D, 1531/20E and 1531/27 - substitution of nine of the originally listed approved plans and retention of six of the originally listed approved plans and for tenure of the 4 no. affordable units to be intermediate housing. Approved 12.11.2015

18/00131/HOUSE Erection of detached single garage together with formation of vehicular access and driveway. Approved 25.04.2018

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 SP13 Landscapes

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 scheme from the occupiers of the neighbouring property, Grange View. They raised the following concerns:

We live immediately abutting the relevant property. When first built 1 Thornton Heights had a wooden shed in the current garage location (presumably because they could not get planning at that stage for a garage due to proximity with the only ground floor window on that side of Grange View). Planning was requested for a garage to be built in 2018 which we did not object to as, notwithstanding that this was immediately adjacent to the window, it was not that much larger than the existing shed. The garage would (and does) block a lot of light to the window referred to but as it did not block ALL the light, we chose not to object. Having built that garage a further application has now been placed to extend this (to almost double the length) such that it would block the entirety of light to our window (and if these dimensions had been proposed in the original application we would have objected in 2018). We would prefer that the application is rejected on this basis and on the basis that there is already a garage in place pursuant to previous applications.

Thornton le Dale Parish Council confirmed that they had no objection to the proposal and the North York Moors National Park Authority also confirmed that they had no objection.

The Tree & Landscape Officer had no objection to the loss of the tree, subject to a condition requiring a new mountain ash tree to be planted within the site.

APPRAISAL

The main considerations within the determination of this application are:

- i. Design, form and character
- ii. Impact on neighbouring amenity
- iii. Impact on trees
- iv. Other matters

Design, form and character

The new single storey extension is proposed to have a pitched roof form and has been designed so that it has the same eaves height as the existing garage with the ridge set down slightly from that of the existing garage.

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

In terms of the hierarchy of buildings in this location, it is not considered that the building would visually compete with the principal dwelling, or the surrounding properties. It would remain subservient in scale and mass to the main dwelling which is relatively generous in size. The proposed buildings would remain commensurate with the overall size and scale of the residential unit.

The building is proposed to be constructed from stone under a clay pantile roof, and will feature the existing window and door which are to be repurposed from the rear wall of the existing garage. It is considered that the use of these traditional materials is appropriate, as the building will reflect the character and appearance of the principal dwelling, and the surrounding area.

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 extension is proposed to be situated along the northern boundary of the application site, which is shared with the property known as Grange View. There is an existing boundary wall along this boundary, along with a mature privet hedge which is approximately 2.4 metres in height.

As detailed previously, an objection has been raised from the occupier of the adjoining property to the north, Grange View. This highlights concerns over loss of light to the ground floor side window. The objector has confirmed that the window in question serves the ground floor hallway.

Consideration has been given to the material issue of whether the proposed extension would contribute to overshadowing and loss of light that would result in an unacceptable harmful impact upon residential amenity of the occupiers of Grange View.

The proposed extension would be located approximately 2.35 metres from the side wall of Grange View and there would be no windows installed in the northern elevation. It is considered that as a result of the existing garage, the height and nature of the boundary hedge, together with the mountain ash tree, the neighbouring property already experiences some reduction in light to this window. The window is, however, south facing and none of these existing features block light to this window entirely. The proposed extension may result in some further reduction in light but it is considered that this would not be materially or significantly greater. The removal of the ash tree from its current position, may allow more sunlight to penetrate this window in the summer months.

It is not considered that the proposed extension would result in an unacceptable 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.

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

Impact on trees

The proposal includes the loss of the mountain ash tree located to the rear of the existing garage. The Tree & Landscape Officer has confirmed no objections to the scheme, subject to a condition requiring a new mountain ash tree to be planted within the site.

The Applicant has provided a landscaping plan which shows 2no. mountain ash trees to be planted on site, one to the front of the property on the southern boundary and one to the rear of the property on the north-east boundary.

A condition is therefore recommended to ensure that the proposal is carried out in accordance with the landscaping plan.

Other matters

The proposal is not considered to have any impact on highways safety or access.

The proposed extension is considered to be of a proportionate and acceptable design, and it is not considered that it 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 SP13 (Landscapes), 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 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 plans:

Site Plan, drawing number JW/04, scanned to file 24.01.2022

Proposed Floor Plan, drawing number JW/01, scanned to file 24.01.2022

Proposed Rear Elevation, drawing number JW/02, scanned to file 24.01.2022

Proposed Site Elevations, drawing number JW/03, scanned to file 24.01.2022

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

- 3 Notwithstanding the submitted details, all external materials used in the development hereby approved, shall of a type, texture, colour and general appearance to match the existing building, unless otherwise agreed in writing by the Local Planning Authority.

Reason: to ensure a satisfactory external appearance of the extension in relation to the host building and to satisfy the requirements of Policies SP16 and SP20 of the Ryedale Plan - Local Plan Strategy.

- 4 Unless otherwise agreed in writing with the Local Planning Authority, all planting shall be undertaken in accordance with the landscaping details contained within the approved plan, titled Site Plan, drawing number JW/04A dated Jan 2022 and scanned to file 24.02.2022. Unless otherwise agreed in writing, this additional proposed planting shall be carried out within the first planting season (November - March) following the commencement of the development, or such longer period as may be agreed by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved in accordance with Policies SP16 and SP20 of the Ryedale Plan, Local Plan Strategy.