

Item Number: 16
Application No: 22/00099/HOUSE
Parish: Malton Town Council
Appn. Type: Householder Application
Applicant: Mr & Mrs Oxley
Proposal: Erection of new entrance porch
Location: 1 Russett Road Malton YO17 7YS

Registration Date: 20 January 2022
8/13 Wk Expiry Date: 17 March 2022
Overall Expiry Date: 4 March 2022
Case Officer: Lucy Toolan **Ext:** 43317

CONSULTATIONS:

Malton Town Council Recommends Approval

Representations: None received

SITE:

1 Russett Road is a double fronted detached property located within the Malton Development Limits. The property is constructed of brick under a pantile roof and features white uPVC windows. There is a small gravelled area to the front which is currently used as a driveway and a garden area with detached garage and previous extension to the rear. There is a white portico style porch to the front elevation, which currently serves as the main entrance point for the property. The application has been referred to the Committee for determination because one of the applicant's is a member of the District Council.

PROPOSAL:

Planning approval is sought to replace the current white porch to the front elevation with a modern pitched roof design. The proposed porch will measure 3.3 metres in length with a depth of 1.7 metres, with an eaves height of 2.6 metres and a ridge height of 4.7 metres. The porch will incorporate asymmetrical satin etched glazing to the front elevation, and a glazed door with a black aluminium frame to the north elevation. The porch exterior walls will be clad with dark panelling and the roof will be black standing seams with hidden gutters. The proposals also include the replacement of the ground floor bow window, with brick soldiers in the place of the existing canopy, and the replacement of the windows to the front elevation with black aluminium frames.

HISTORY:

No relevant history

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.

Malton Town Council have confirmed they recommend approval for the proposed scheme.

No responses have been received from any neighbouring property or third party.

APPRAISAL

The main considerations within the determination of this application are:

- i. Design
- ii. Impact upon neighbouring amenity
- iii. Other matters, including consultation responses.

Design

The new porch will have a steeped pitched roof form and contemporary design to create a prominent feature to the front of the dwelling. The proposed design is considered to be an acceptable addition to the host dwelling which is itself, a relatively modern property. In addition, it is considered that, in this location, the proposals would not adversely affect the immediate surroundings. The proposals include the incorporation of dark framed windows which will aid integration between the new contemporary styled porch and the host dwelling.

The use of timber cladding as a material for the proposed porch is also considered acceptable, however it is deemed necessary to impose a condition to provide samples of the cladding to ensure that an appropriate cladding is used. These shall be submitted to and approved in writing by the Local Planning Authority. All other materials are indicated on the approved plans which will be conditioned.

The property has not had permitted development rights removed and as such, the alterations to the front elevation windows fall under permitted development rights as stated in Schedule 2, Part 1, Class A.3 of the General Permitted Development Order of the Town and Country Planning Order 2015, and will therefore not require planning permission as part of this application.

In view of this, the proposals are considered acceptable in relation to SP16 (Design) of the Ryedale Local Plan Strategy.

Impact upon neighbouring amenity

The porch will be positioned on the principal elevation of the detached dwelling, only facing properties on the opposite side of Russett Road. There has been no comments from neighbouring properties and as such it is not considered that the porch will result in any detrimental impact on neighbouring amenity in terms of loss of lights, loss of privacy or overbearing effects.

On this basis, the proposal is considered to comply with Policy SP20 of the Ryedale Local Plan Strategy.

Other matters

No formal responses have been received from the occupiers of any neighbouring dwellings. This proposal is not considered to have any impact on highways safety or access.

In light of the above assessment, it is considered the proposed development is acceptable in terms of scale, materials and positioning and will not negatively impact on neighbouring amenity or the character of the host dwelling.

It is considered that this proposal conforms with Policies SP16 Design and SP20 Generic Development Management Issues of the Ryedale Local Plan, Local Plan Strategy and the National Planning Policy Framework. 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 documents/plan(s):

- Proposed X-Section - Drawing Number 190 521 03
- As Proposed - Drawing Number 2019-401 dated 07.01.2022
- Survey - Floor Plans - Drawing Number 190 521 01
- Site Location Plan - Drawing Number 2019-LP dated 07.01.2022

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

3 Prior to works above ground construction, samples of the cladding to be used on the exterior of the porch shall be submitted to and approved 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.