

## Application for Rear Extension and First Floor Dormer Accommodation

### Redshaw Rise, Thornton-Le-Clay - Planning Statement

#### 1.0 Introduction

1.1 This planning statement has been prepared to accompany a planning application for the construction of a new rear ground floor extension and first floor dormer accommodation at Redshaw Rise, Thornton-Le-Clay.

#### 2.0 Existing Site

2.1 Redshaw Rise is a mid/late twentieth century brick under pantile bungalow located on the north-western edge of the village of Thornton-Le-Clay. The building is set back from the main road by approximately 25m with driveway and garden / paddock area to the front / side and garden to the rear. The property is set in a 'C' type arrangement, with the two short gables flanking the main body of the house, creating a small semi-enclosed area to the rear.

2.2 The Ryedale District Council planning policy map for Thornton-le-Clay shows the development boundary for the village to cut through the applicant's land and across the back of the property. A number of 'Visually Important Undeveloped Areas' are identified on this map, however none of these are directly impacted by the property or proposals.

2.2 The existing accommodation is all at ground floor with the roof space currently used as loft storage. It is evident that there has been some extension to the initial footprint of the bungalow over time, but it is not clear when all of this took place. A search of the available online planning history identifies an application from 2012 (12/00334/HOUSE) to alter what was the existing garage on the east side of the house to provide a new garage and associated family room behind it and this approval was subsequently built out. The approval notice includes a condition preventing the garage from being converted to living accommodation without prior written approval. This condition has been respected to date and there is no intent in these proposals to convert the garage.

2.3 An aerial view of the property can be found at appendix 1 of this document and images of the existing property can be found at appendix 2.

#### 3.0 Proposals

3.1 The proposals are twofold. At ground floor a flat roof infill extension is proposed between the two flanking gables to provide additional living accommodation by way of a garden room. The east gable would also be extended by 3m to help enclose the infill area and provide more flexible bedroom accommodation (including a small en-suite) to better respond to changing family needs. The rear of the flat roof infill extension would be predominantly glazed, providing a strong link between the living area and the garden and views beyond.

3.2 This extension would provide a relatively deep profile room and velux rooflights are proposed to bring light and ventilation deeper into the building. Solar PV panels have been indicated to the plans as part of the longer-term ambition of the applicants to improve the environmental credentials of the property however it is understood that these would normally qualify under permitted development allowances. The panel layouts are indicative pending detail design by a specialist sub-contractor.

3.3 The new build extension areas are proposed to be in render with the pitched roof in pantile to match existing. The render will be in keeping with other properties in the immediate vicinity, it will help avoid issues of trying to match in different brick types and will allow the new build areas to read clearly and uniformly against the existing house.

3.4 At first floor the intention is to convert some of the existing loft space to create a new dormer bedroom. A timber clad pitched dormer is proposed to the front elevation to sit on axis with the front door below. The accommodation and dormer window are relatively modest in scale and would have limited impact on the front elevation of the property. The planning officer's report from the 2012 application describes the property as '*not visually prominent within the streetscape*' due to its distance from the road and the amount of screening, and it is felt that this holds true with the proposed dormer. There is evidence of a number of properties along the street with front dormer windows such that this is a recognised design feature in the village.

3.5 RDC planning policy SP20 addresses 'Generic Development Management Issues' and is pertinent to these proposals. The proposed works are of limited scope, with the majority being infilling to the rear of the property and do not impact on the character or context of the village. The works have been designed to be sympathetic to the existing building and to make the most use of infilling areas. The overall scale is in keeping with the nature of the property.

3.6 The rear extension will project no more than 3m back from the east rear gable and will still be within the building line established by the flanking gable to the west. The local policy map indicates the village development boundary running along the back face of the west gable and as such, all the proposed extension would be within development limits. The 2012 officer's report stated that there would be no adverse impact on neighboring properties by those works due to sufficient landscaping ensuring the building did not have an over bearing impact on neighbourhood amenity. It is felt this view is still applicable to these proposals.

3.7 There is no intention to alter parking or access to the front of the property and, as stated earlier in this document, the existing garage will be preserved as such.

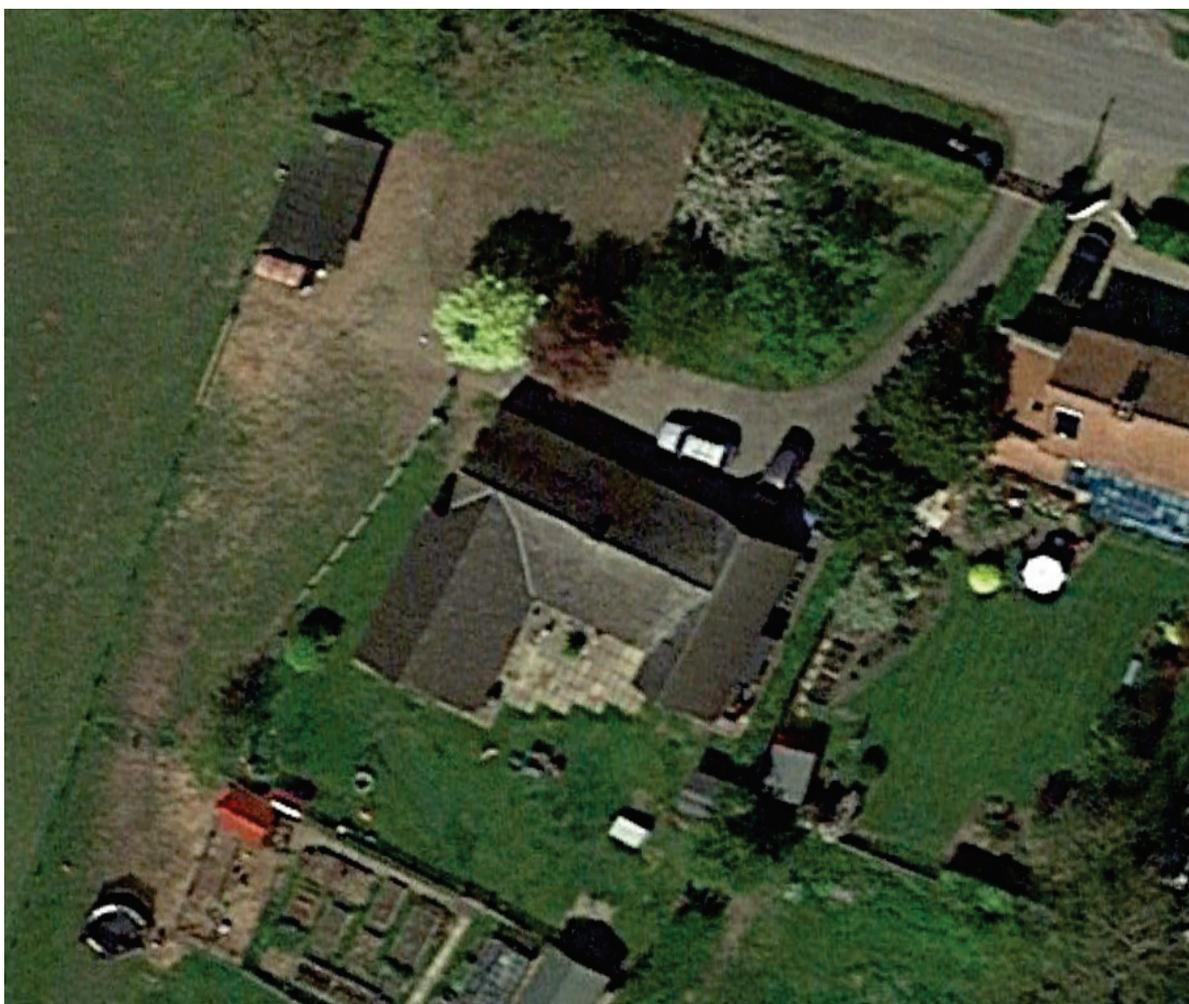
3.8 It is felt that the proposed works represent a modest extension to the existing property that will enable the residents to make better use of the spaces and for the house to better respond to the changing needs of the family. The proposals are proportionate to the existing building and local area and would have no negative impact on the amenity of the village or immediate neighbours.

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Appendix 1 – Aerial Photograph



Aerial View (copyright Google Earth)

Appendix 2 – Site Photos



Front Elevation



Front Elevation



Side elevation



Rear Elevation



Rear Elevation