

Item Number: 20
Application No: 22/01285/HOUSE
Parish: Broughton Parish Meeting
Appn. Type: Householder Application
Applicant: Mr S P Mennell
Proposal: Formation of pitched roof to existing flat roof on detached garage
Location: Jananda Manor Park Broughton Malton North Yorkshire YO17 6QL

Registration Date: 18 November 2022
8/13 Wk Expiry Date: 13 January 2023
Overall Expiry Date: 26 December 2022
Case Officer: Lucy Toolan **Ext:** 43317

CONSULTATIONS:

Broughton Parish Meeting Objection

Representations: Mrs Hilary Hallewell, Mr Jonathan Piercy,

SITE:

The application site is a detached bungalow situated within Broughton development limits. The property is constructed of brick under a pantile roof with white upvc window frames. The property has a small garden area to the front and rear and a flat roof detached garage to the south east of the site.

PROPOSAL:

Planning approval is sought for the formation of pitched roof to the existing flat roof of the detached garage to the rear of the main dwelling house.

The garage will have an eaves height of 2.4 metres and a ridge height of 3.6 metres and the new pitched roof will be red clay pantile.

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

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.

Broughton Parish Council have objected to the proposal due to *"neighbour concerns with regard to the height of the ridge blocking light."*

A further objection was received the 22nd December 2022 from the neighbouring property at Park House, Moor Lane. They raised the following concerns:

"This application lacks important information. No measurements are included. The proposed development is likely to cause light issues for neighbouring properties. We would also question the condition of the existing structure and its suitability for carrying a more substantial roof."

A further objection was received on the 22nd December 2022 from the neighbouring property at Fairview House which read:

"The proposed extension in height of the existing Garage roof would block out our natural daylight and sunshine into our back Garden. The submitted plans are not very detailed. They don't show the proposed finished height of the new pitched roof. And the plans don't show the finished eaves detail which would encroach over our boundary block wall and fence."

Following the above comments, the objectors were sent an email providing the correct measurements for the proposed pitched roof. The applicant has also provided annotated drawings with the measurements.

The neighbouring property at Park House, Moor Lane, provided the below comments in response to updated plans:

"It is helpful to have the measurements. However, 1 metre overall is higher than the existing structure and will be clearly visible for our neighbours at Fairview House. The present garage roof is only partially visible over the dividing wall. I still question whether the existing brick structure is strong enough to support the proposed roof and whether, in fact, the whole building will end up being replaced."

The objectors at Fairview House also provided the below comments in relation to the updated plans:

"my objection is still the same regarding the plans, the building will greatly effect our light in our garden and our views"

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

Policy SP16 (Design) of the Ryedale Local Plan Strategy states that new development should reinforce and respect the context of its surrounding by virtue of its location, siting form, layout and scale. In particular, extensions and alterations to existing buildings should be sympathetic to the character and appearance of the host dwelling in terms of materials, form and scale. The National Planning Policy Framework makes it clear that development should be sympathetic to local character and history, including the surrounding built environment.

With reference to the above policies, the proposed pitched roof will be constructed with clay pantiles which match that of the host dwelling and surrounding properties. The pitched roof form is also reflective of the host property and surrounding garages, including the associated garages of the immediate neighbouring properties to the east, therefore creating visual uniformity in the overall street scene. In this respect it will be an enhancement to the current garage's form.

The proposed materials are not annotated on the plans, as such it will be conditioned that the development is constructed in accordance with the materials noted in the submitted planning 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 objectors property's, Park House and Fairview House, are detached dwellings with rear gardens that border the east elevation of Jananda. Both properties have a detached pitched roof garages to the rear/side.

The proposed pitched roof will have an eaves height of 2.4 metres and a ridge height of 3.6 metres. The existing height of the garage is 2.4 metres which is an overall increase of 1.2 metres, and given the distances involved from the rear elevations of Park House and Fair View this will not result in an overbearing effect on the properties.

Any loss of longer distance views which might previously have been achieved from these properties, and identified as a concern to Fair View, is not a material planning consideration.

In relation to concerns of loss of light and overshadowing, although the extension will result in a greater mass close to and along the boundary the garage is positioned south west of park house, and west of Fair View due to the distances involved, the modest proposed additional height and the roof orientation being on a north/south axis, it is not considered to limit day light into neighbouring properties any more than currently experienced. The movement of the sun across the sky means that both Park House and Fair View will still have their current levels of day light, and indeed sunlight. It is noted that the existing garage of Park House is to the immediate west, which impacts as the sun is setting given its close proximity to Park House. Fair View's existing garage has a greater impact on the garden and dwelling due to it being directly to the south.

There is no further glazing proposed, and the boundary is a 2m high close boarded fence, therefore it is not considered that the development would create any loss of privacy.

In view of the above, it is considered that the development proposed does not result in unacceptable harm to the neighbouring properties, and is considered to be in accordance with Policy SP20 (Generic Development Management Issues).

Other matters

In relation to the concerns questioning if the structure is strong enough to support the proposed roof, this is not something that can be considered as part of the application process, however the applicant should seek advice from Building Control. This will be included as an informative.

The structure is drawn such that gutting and eaves will be in addition. The case officer and agent, with photos from the site, show that there is sufficient distance to ensure the guttering does not cross onto the adjoining landowner.

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):

- Existing & Proposed Plans & Elevations & Location Plans - Drawing Number 388:1 Revision A dated 15th November 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 in the Planning Application Form (scanned to file on 01.12.2022) 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 Unless otherwise agreed in writing by the Local Planning Authority, the roof tiles hereby approved for use shall be clay pantiles.

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

INFORMATIVE(S)

1 The applicant's attention is drawn to the need to obtain Building Regulations Approval for the works hereby approved.