

**Parish: Ingleby Arncliffe**  
Ward: Osmotherley & Swainby  
**7**

Committee Date: 31 May 2018  
Officer dealing: Mrs A Sunley  
Target Date: 25 May 2018  
Date of extension of time (agreed): 4 June 2018

**18/00361/FUL**

**The application is considered by Planning Committee at the request of the Ward Member**

**Two story side extension to provide an integral garage as amended 8 April 2018  
At Fernleigh, Ingleby Arncliffe  
For Mr & Mrs David Atkinson**

## **1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 The site is occupied by a detached dormer style cottage which has a single storey side element and rear conservatory. The site lies on the southern side of the main village street towards the north eastern end of the village of Ingleby Arncliffe.
- 1.2 The dwelling has a front garden which looks straight on to the highway and a rear amenity area which backs onto neighbouring properties at priory Way. The plot is enclosed by hedging and a fence.
- 1.3 This application seeks planning approval for a two story side extension to provide an integral garage. Amended plans were received on 8 April 2018, reducing the size and scale of the proposal. Additional revisions were requested by Officers, but the applicant declined, asking for the plans that were submitted on the 8 April to be determined.
- 1.4 A revised site plan was also received on 14 May 2018, showing on-site parking within the curtilage of the plot.
- 1.5 The proposal is to construct a two storey side extension to the existing dwelling, to create a garage and utility room on the ground floor and a bedroom and en-suite bathroom on the upper floor, with a Juliet balcony. The extension would be approximately 5300mm x 5000mm in dimension and around 5600mm to the highest part of the roof.

## **2.0 RELEVANT PLANNING & ENFORCEMENT HISTORY**

- 2.1 03/01876/OUT: Outline application for the construction of a dwelling – Permitted
- 2.2 04/02397/FUL: Construction of a detached dwelling as amended by plans as received by Hambleton District Council on 23 March 2005 – Refused
- 2.3 05/01128/FUL: Revised application for the construction of a detached dwelling – Refused
- 2.4 05/01597/FUL: Revised application for the construction of a detached dwelling – Refused
- 2.5 05/02499/FUL: Revised application for the construction of a dwelling as amended by plan as received by Hambleton District Council on 17 January 2006 – Refused

- 2.6 05/02499/FULR: Second appeal - Revised application for the construction of a dwelling as amended by plan as received by Hambleton District Council on 17 January 2006 – Refused
- 2.7 07/01213/FUL: Construction of a detached dormer bungalow – Refused
- 2.8 09/04084/FUL: Construction of a dwelling as amended by plans received by Hambleton District Council on 25 January 2010 – Permitted
- 2.9 14/01135/FUL: Construction of wooden fence and capping rail – Permitted

### **3.0 RELEVANT PLANNING POLICIES**

- 3.1 The relevant policies are:

Development Policy DP1 – Protecting Amenity  
Development Policy DP32 – General Design  
Core Policy CP1 - Sustainable development  
Core Policy CP16 - Protect/enhance natural, man-made assets  
Core Policy CP17 - Promoting high quality design  
DOMEX - Domestic Extensions SPD Dec 2009  
NPPF - National Planning Policy Framework

### **4.0 CONSULTATIONS**

- 4.1 Parish Council – The size of proposed upstairs window needs to be reduced and kept in proportion with the existing windows. The proposed extension allows for the applicants vehicles to be parked 'off road'.
- 4.2 Highways – The Local Highway Authority recommends that the areas shown on T18.06 (9- ) 1A for parking spaces and access shall be kept available for their intended purposes at all times.
- 4.3 Representations– One letter of objection has been received, summarised below:
- This proposal is a substantial extension to a small cottage style property
  - The proposed extension adds more than 50% to the size of the dwelling.
  - The lack of window/door symmetry between the ground and first floor looks odd and is out of keeping with adjacent properties.
  - The main outlook of Breckon House is sideways, directly towards the proposed gable end which will shade large parts of the garden from direct sunlight.
  - The plans do not show sufficient space for two cars on the plot.
  - The garage internal dimensions are less than 6m x 3m required by DESPDA and the front of the garage is shown on the Site Plan as less than 6m from the edge of the road.
  - We are unsure whether the long window plus guard to the rear constitutes a balcony, which would intrude on the privacy of Breckon House' garden.
  - It would be highly visible from the street and the style is not in keeping with a cottage.

### **5.0 OBSERVATIONS**

- 5.1 The main planning issues raised by this application are whether; i) the design and form of the proposed development would have a detrimental impact on the character and appearance of the host dwelling and the surrounding area; ii) the development would have a detrimental impact on the residential amenities of nearby properties and; iii) the development will have any detrimental impact on highway safety.

## Design

- 5.2 Development Policy DP32 seeks development of the highest quality of design and this is reinforced through Hambleton District Council's Supplementary Guidance on Domestic Extensions which states "In order to achieve a side extension that is subservient to the existing dwelling and sympathetic to the character of the surrounding area it is important to incorporate the following principles:
- The proposal should not exceed 50% of the width of the frontage of the original dwelling.
  - A minimum of 1m should be retained between the side wall of the extension and the boundary of the plot to allow for sufficient access to the rear for bin or cycle storage.
  - The ridge height of the extension should be lower than that of the main ridgeline.
  - A minimum of one on-site vehicle parking space should be provided (two spaces are encouraged).
  - The extension should be set back from the main front elevation of the existing dwelling.
- 5.3 The proposed side extension at Fernleigh would not comply with all 5 criteria stated within the guidance. The proposal would exceed 50% of the width of the frontage of the original dwelling. The proportions of the proposed extension in relation to the host building result in an unbalanced appearance to the dwelling, harmful to the character and appearance of the host building.
- 5.4 Fernleigh is a detached dormer style cottage property, which sits comfortably within its plot. The proposal to extend the width of the original frontage of the dwelling by more than 50% would create an unacceptable relationship to the host dwelling. The proposed design, scale and mass along with the formation of the Juliet balcony to the rear elevation would have a detrimental visual impact upon the character and appearance of the host dwelling and the surrounding area.

## Residential amenity

- 5.5 The application site has its gable elevation facing the rear of Breckon House and its associated garden area. Whilst there are no privacy implications to Breckon House in terms of the proximity of windows, there is a small but measurable impact in terms of overshadowing to the garden ground of Breckon House. However, owing to the height and form of the proposed extension this is considered to have only a minor detrimental impact and insufficient in itself to warrant a recommendation of refusal.
- 5.6 The formation of the proposed Juliet balcony to the rear elevation of the extension raises questions about privacy to the two neighbouring gardens. Although the area of the balcony is relatively small, the proposed Juliet balcony would enable direct views into the private amenity spaces of the two neighbouring properties. This would lead to a perception by the neighbouring properties of being overlooked. It is considered that the Juliet balcony is likely to give rise to an unacceptable impact on residential amenity.

## Highway matters

- 5.7 The ground floor of the proposed extension would be a garage to accommodate a vehicle, Hambleton District Council's guide on Domestic Extensions, states; "siting of a garage must maintain a sufficient level of on-site parking and a garage is not classed as a parking space as they are commonly used for storage. It also goes on to say "Parking provision should reflect the guidance of North Yorkshire County Council Highways standard which requires a minimum of 6 metres from the front of a garage to the back of a pavement and a width of 3 metres.

- 5.8 The proposed development indicates on-site parking to the front of the garage to be 5900mm x 6299mm wide. The Highway Authority is satisfied that the area to the front of the garage would be of a sufficient size to accommodate two vehicles for on-site parking.
- 5.9 Revised plans were received on the 14 May 2018 showing that the area to the front of the dwelling can accommodate two vehicles for off street parking. The proposed development is not considered to have any detrimental impact on highway safety.

## **6.0 RECOMMENDATION**

- 6.1 That subject to any outstanding consultations permission be **REFUSED** for the following reasons(s):
1. It is considered that the proposed development would result in a harmful impact on the appearance and character of the host building and the character of the wider area. The proposed development is considered to fail to accord with the requirements of Development Policy DP32 of the adopted Local Development Framework and those of the Council's SPD on house extensions.
  2. The proposed balcony to the rear elevation of the proposed extension is considered to result in a loss of privacy to the two neighbouring properties and as such fails to accord with the requirements of Development Policy DP1.