

Parish: Whorlton
Ward: Osmotherley & Swainby
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Committee date: 20 September 2018
Officer dealing: Mrs A Sunley
Target date: 5 October 2018

18/01627/MRC

Application for variation of condition 2 of planning permission 17/02326/FUL (alterations and extension to dwelling to form a sun lounge, entrance hall, office & utility room) by submitting amended plans

**At: Wellington Farm, Ingleby Arncliffe, North Yorkshire
For: Mr & Mrs S Dickins**

This application is presented to the Planning Committee as one of the applicants is a Member of the Council

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The site is a two storey semi-detached dwelling which is currently being extended. The property is located within a working farm, along with a kennel and cattery business. The site is otherwise located within the open countryside.
- 1.2 The dwelling is sited within a large plot with a front garden which looks onto an open agricultural landscape. Access to the dwelling is off a slip road on the southbound carriageway of the A19.
- 1.3 This application is for the variation of condition 2 of planning permission 17/02326/FUL. The condition requires that the permission is only undertaken in accordance with drawing 118:17/02 unless otherwise approved in writing and this application seeks to substitute a different drawing and as such a variation to the design of the proposal.
- 1.4 The modification would be to replace the approved single storey extension to the rear of the property with a two storey extension. The extension would form a hall, utility and office on the ground floor and bedroom and WC on the second floor. The remaining parts of the scheme would remain the same as those approved under 17/02326/FUL .

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 80/1408/FUL - Alterations and extensions to dwellinghouse; Granted 28 August 1980.
- 2.2 89/1057/FUL - Extensions to existing dwelling; Granted 5 June 1989.
- 2.3 04/02515/FUL - Two storey extension to dwelling; Granted 11 February 2005.
- 2.4 17/02326/FUL - Alterations and extension to dwelling to form a sun lounge, entrance hall, office & utility room; Granted 8 December 2017.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Development Policies DP1 - Protecting amenity
Development Policies DP30 - Protecting the character and appearance of the countryside

4.0 CONSULTATIONS

- 4.1 Parish Council - No response to date.
- 4.2 Public comments – None received to date.

5.0 OBSERVATIONS

- 5.1 The main planning issues raised by this application are (i) whether the design and form of the proposed upper floor would have a detrimental impact on the character and appearance of the dwelling and the surrounding area; and (ii) whether it would have a detrimental impact on residential amenity.

Design and form

- 5.2 Policy DP30, which protects the character and appearance of the countryside, requires the design and location of new development to take account of landscape character and its surroundings and not have a detrimental effect on the immediate environment or any important long distance views.
- 5.3 The rear extension to the property would be two storey, Taking Hambleton District Councils Supplementary Guidance (SPD) into consideration in regards to domestic extensions, it states “Development of either two or single storey in nature to the rear of properties will, where applicable, be assessed on the 45° rule to establish the impact of the proposal on the amenities of neighbouring properties”. It is considered the extension within this vicinity would create no impact upon the adjoining neighbouring property, due to the size and orientation of the proposed rear extension, the structure would be sympathetically designed to reflect the overall character of the existing dwelling and the construction would not be of a scale or size such as to have a detrimental impact upon the character and appearance of the property or the countryside.
- 5.4 The Council’s Domestic Extensions Supplementary Guidance (SPD) states “single or two storey front extensions would only be supported where they: harmonise with the surrounding street scene, would be modestly sized and sympathetically proportioned, do not affect the amenity of neighbouring properties, and do not harm the character of the host building”. The Orangery extension would not be modestly sized and sympathetically proportioned to harmonise the front elevation, these types of large extensions to the front elevations of dwellings are not usually supported by the planning authority; however on this occasion due to the rural location and the dwelling not being within public view points within the countryside, the proposal is considered acceptable.

Residential amenity

- 5.5 Taking into account the proposed enlarged scale of the extension, the size of the farm and the separation distance to the next neighbouring property, it is considered that the proposed upper floor would not have any significant impact on the amenities of neighbouring residents in terms of the outlook, overlooking, loss of privacy or impact on light.

6.0 RECOMMENDATION

6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:

- 1 The development hereby permitted shall be begun within three years of the 8 December 2017
- 2 The permission hereby granted shall not be undertaken other than in complete accordance with the drawing numbered: 118:17/02 A and 05 A; received by Hambleton District Council on 3 August 2018; unless otherwise approved in writing by the Local Planning Authority.
- 3 The development hereby approved shall not be formed of materials other than those detailed within the application form received by Hambleton District Council on 26 October 2017; unless otherwise approved in writing by the Local Planning Authority.

The reasons are:

- 1 To ensure compliance with Sections 91 and 92 of the Town and Country Planning Act 1990 and where appropriate as amended by Section 51 of the Planning and Compulsory Purchase Act 2004.
- 2 In order that the development is undertaken in a form that is appropriate to the character and appearance of its surroundings and in accordance with the Development Plan Policies CP1, DP1, CP17, DP32, CP16, DP30, NPPF, the National Planning Policy Framework and the Council's Domestic Extensions Supplementary Planning Document.
- 3 To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.