

Parish: Carlton Miniott

Ward: Thirsk

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Committee date: 15th November 2018

Officer dealing: Miss Charlotte Cornforth

Target date: 16th October 2018

18/01762/OUT

Outline application with all matters reserved for a proposed 2 bed detached bungalow adjacent 41 Ripon Way

At 41 Ripon Way, Carlton Miniott

For Mr and Mrs Wilson

This application is referred to Planning Committee at the request of a Member of the Council

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The application site (0.03 hectares) is located on Ripon Way at the junction with Cleveland Way within Carlton Miniott. Carlton Miniott is classified as a Service Village within the Settlement Hierarchy.
- 1.2 The site is currently the domestic curtilage of 41 Ripon Way. 41 Ripon Way is a single detached 3 bed family 2 storey dwelling fronting Cleveland Way set in a large domestic corner plot garden with a single garage to the north of the dwelling. Ripon Way is an established residential estate.
- 1.3 The site is relatively flat and there is a mature hedge and trees to the boundaries fronting Ripon Way and Cleveland Way.
- 1.4 The site has existing residential properties to the west; 41 Ripon Way and 2 Cleveland Way and to the north 43 Ripon Way. To the south and east of side of Ripon Way there are bungalows, dormer bungalows and 2 storey dwellings.
- 1.5 Outline planning permission is sought to establish in principle the construction of one, detached 2 bedroom single storey dwelling. There are no matters for approval at this stage and therefore all matters, i.e. access, layout, appearance, landscaping and scale are reserved for later consideration.
- 1.6 Changes have been made to the application including the proposal seeking approval for a detached 2 bedroom bungalow. The initial scheme sought approval for a detached 3 bedroom dwelling.
- 1.7 The indicative site layout plan shows the dwelling positioned relatively central to the plot, with a proposed new vehicular access off Cleveland Way and the car parking spaces that are available within the site. The existing access, garage and car parking spaces off Ripon Way will be retained for 41 Ripon Way. It has also been suggested that the mature hedgerow and trees along the boundaries will be retained.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 There is no relevant planning or enforcement history regarding the site.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Core Strategy Policy CP2 – Access
Core Strategy Policy CP4 - Settlement hierarchy
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Core Strategy Policy CP17 - Promoting high quality design
Core Strategy Policy CP21 - Safe response to natural and other force
Development Policy DP1 - Protecting amenity
Development Policy DP3 - Site accessibility
Development Policy DP4 - Access for all
Development Policy DP8 - Development Limits
Development Policy DP10 - Form and character of settlements
Development Policy DP32 - General design
Development Policy DP33 – Landscaping
Development Policy DP43 - Flooding and floodplains
Size, Type and Tenure of New Homes SPD - adopted September 2015
National Planning Policy Framework - published July 2018

4.0 CONSULTATIONS

- 4.1 Parish Council – objected to the initial scheme on the basis that the site is too small, making the dwelling close to 41 and 43 Ripon Way. They have stated with regard to the revised scheme that the building line is a detraction from the street scene.
- 4.2 Highway Authority – no objection, subject to conditions regarding the construction requirements of the private access, provision of approved access, turning and parking areas, precautions to prevent mud on the highway, on-site parking, on-site storage and construction traffic during development.
- 4.3 RAF Linton on Ouse – no objection to the principle of the house at this location. However, the MOD should be consulted at all future application stages for this proposed development to complete a full detailed safeguarding assessment. (No response to reconsultation on the bungalow proposal.)
- 4.4 Yorkshire Water – no comments received to date.
- 4.5 Public comments – 4 letters of objection have been received regarding the initial 21 day consultation and the 10 day re-consultation. A summary of their objections are:
- The size and location of the proposed new house shows that it would be built very close to the property boundary along Ripon Way and as a result, it would stand too close to the road when compared to other houses along that side of the road
 - The proposed dwelling will break the natural line of houses either from the north or south view point in Ripon Way
 - The houses on Ripon Way and Cleveland Way were built on plots which provided sufficient outdoor garden area to space the properties out and so that the houses were built set back from the road
 - It is likely that the existing hedge would need to be removed from the boundary which would result in a much open and blank side aspect of the plot
 - The garden space for the existing house would be significantly reduced
 - Insufficient outdoor amenity space for the new dwelling
 - Vehicular access to the proposed dwelling would be directly onto a T junction
 - This development would be right opposite my front window (30 Ripon Way) where there is a beautiful tree and long high hedge surrounding the said property. These of course would have to be removed for development and it would ruin the whole corner of Ripon Way into Cleveland Way, and also the noise, mess and total disruption that would be caused.

5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) the principle of development; (ii) the impact on the character of the surrounding area, including the character and appearance of the village (iii) design; (iv) residential amenity; (v) highway safety; and (vi) drainage issues.

Principle

- 5.2 The application site is located within Development Limits of Carlton Miniott. Carlton Miniott is classified as a Service Village within the Settlement Hierarchy. Policy DP8 (Development limits) states that permission for residential development will be granted within the settlement Development Limits, provided that the proposal is consistent with other LDF policies. It is considered that the principle of development is acceptable in this instance.

The character of the village

- 5.3 Policy DP8 states that new development should be sympathetic in scale and location to the form and character of settlements. Furthermore, development should be considered to be a natural infill within the settlement.
- 5.4 The corner plots with the area, including Ripon Way and Cleveland Way have further garden space which contribute towards the overall spacious nature and character of the area. This includes the application site.
- 5.5 The constrained nature of the plot has resulted in a dwelling that will project further east and this will not replicate the prevailing building lines of the dwellings in the immediate locality, particularly dwellings on Ripon Way.
- 5.6 Whilst the dwellings are of different designs and scales there is a strong building line on both sides of Ripon Way and it is considered that this building line is an important characteristic of the street and should be protected. The corner plots are spacious and lack of development in them results in them making a positive contribution towards the character of the area.
- 5.7 It is considered that the proposed dwelling would cause harm to overall spacious nature and character of the area due to its siting and projecting eastwards, beyond the prevailing building lines of the dwelling along Ripon Way.

Residential amenity

- 5.8 Policy DP1 requires that all development proposals must adequately protect amenity, particularly with regard to privacy, security, noise and disturbance, pollution (including light pollution), vibration and daylight.
- 5.9 The separation distances are sufficient so that the scheme will not prejudice residential amenity, particularly that of 43 Ripon Way by being overbearing in presence, and would not cause a loss of light or loss of privacy.
- 5.10 The site is considered capable of providing adequate private amenity space for the proposed dwelling without prejudicing the amenity space of 41 Ripon Way.

Highway safety

- 5.11 The Highway Authority has raised no objection to the forming of the new vehicular access off Cleveland Way and the car parking space that is available on the site. This

is subject to conditions. The existing access, garage and car parking spaces off Ripon Way will be retained for 41 Ripon Way.

- 5.12 There is no evidence to suggest that the development would cause harm to highway safety.

Planning balance

- 5.13 Consideration has been given to the benefits of providing an additional home, the social and economic gains that can be derived from new housing. This is to be weighed against the harm to the environment as set out above.
- 5.14 The Council has a supply of land for housing that meets the housing requirements for a period in excess of 8 years; this is a substantial buffer beyond the 5 year housing land requirement set out at paragraph 67 of the NPPF. Little weight can therefore be given to the benefit of providing an additional house.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **REFUSED** for the following reasons:

The proposal fails to achieve a high quality of design due to the over development of the site, leading to a loss of spaciousness and harmful to the visual amenity of the existing residential estate. The site is in a prominent position and the development would be visually intrusive in the street scene due to the building line projecting further forward compared to the prevailing building lines of Ripon Way. This would cause significant harm to the built environment, contrary to the Hambleton Local Development Framework Policies CP1, CP17 and DP32.