

Parish: Crayke
Ward: Easingwold
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Committee date: 15 November 2019
Officer dealing: Mr Rowshon Uddin
Target date: 28 November 2018

18/02110/FUL

Whistling Green, Church Hill, Crayke, North Yorkshire, YO61 4TA

First floor extension over existing garage to form replacement conservatory

This application is referred to Planning Committee at the request of a Ward Councillor to allow the Committee to give consideration to the balance of the issues of:

- **the appropriateness of the design of the replacement building, versus;**
- **the harm arising from the appearance of the existing building particularly the reflective nature of the existing roof covering.**

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 Whistling Green is on the north east side of the steeply sloping Church Hill and is surrounded by cottages with red clay tile roofs and red brick walls - Whistling Green stands out because of its dark slate roof and white rendered walls. Its architecture is different to the surrounding cottages as it has a gable facing Church Hill.
- 1.2 The final exceptional feature of the property is the brown painted timber framed conservatory that sits on top of the garage to the south east side of Whistling Green and that appears to be associated with the dwelling, Gallipot, as both the garage and conservatory adjoin Gallipot and stand forward of Whistling Green.
- 1.3 The village of Crayke sits 1.5 miles east of Easingwold. Crayke is within the Howardian Hills Area of Outstanding Natural Beauty and the property is within Crayke Conservation Area.
- 1.4 The proposal is to demolish the upstairs conservatory and replace it with a structure of similar form using 'anthracite' upvc framing and 'composite pewter tiles'.

2.0 RELEVANT PLANNING & ENFORCEMENT HISTORY

- 2.1 76/0246/FUL - Alterations to existing dwelling house to make a bay window; Permitted 28 October 1979
- 2.2 18/01014/FUL - First floor extension over garage to form conservatory; Refused 3rd September 2018 noting that "In the absence of details to prove to the contrary and on the basis of the submitted details indicating the choice of black composite tile for the orangery roof and use of uPVC materials for its framework the scheme would harm the appearance of the street, Conservation Area and Howardian Hills AONB and is, therefore, in breach of Policy CP1, DP1, CP16, DP28, CP17, DP32 and Domestic Extension SPD of the Local Development Framework."

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are;

Core Strategy Policy CP1 - Sustainable development
Development Policies DP1 - Protecting amenity
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets

Development Policies DP28 - Conservation
Core Strategy Policy CP17 - Promoting high quality design
Development Policies DP32 - General design
National Planning Policy Framework - published 24 July 2018

4.0 CONSULTATION

- 4.1 Crayke Parish Council - The amendments do not address the Parish Council's objections to the previous application so our objections remain. Council has no objection to the construction of the new building but does object to the roof materials proposed which are out of keeping with the surrounding buildings within the conservation area. The conservatory is separated from the main property but abuts the adjoining cottages which are of a different construction to property. Therefore the materials used for the extension should match the cottages rather than the main property, in particular tiles rather than slate for the roof and, rather than white UPVC, wooden or brown UPVC window frames.
- 4.2 Public Notice and neighbour notifications – No comments to date

5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) impact of development to the appearance of the street, Crayke Conservation Area and the Howardian Hills AONB, and (ii) impact of development to the amenity of adjoining properties.

Impact of development to the appearance of street, Conservation Area & Howardian Hills Area of Outstanding Natural Beauty

- 5.2 One of Hambleton's strategic planning objectives, set out in the Core Strategy Local Development Document (2007), is "To protect and enhance the historic heritage and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character." This objective is interpreted and captured in Policies CP16 and DP28. The LDF Policies CP17 and DP32 seek to ensure that in all cases proposals achieve a high quality of design. and that in Conservation Areas the developments do not harm the qualities of the area. The National Planning Policy Framework Planning supports this approach and, at paragraph 130, states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 5.3 Additionally Section 72(1) of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires that in exercising an Authority's planning function special attention shall be paid to the desirability of preserving or enhancing the character or appearance of Conservation Areas. The National Planning Policy Framework at paras 193-196 requires an assessment of the potential harm a proposed development would have upon the significance of a designated heritage asset.
- 5.4 The context of the development is as explained above that existing conservatory is attached to the adjoining property (Gallipot) and looks separate from the host property. In consequence, the conservatory appears to be part of next door's house more than Whistling Green's. Given the visual impression, and the fact that the majority of surrounding cottages also have red pan tile roofs; the proposed slate grey roof sitting adjacent to a red clay tile roof would contrast and stand out to the visual detriment of the street.

- 5.5 In an AONB and Conservation Area the use of uPVC materials for window frames and structures is commonly regarded to be of poor design quality that is likely to cause harm to the character and appearance of the place, especially when replacing a more traditional material like timber; as is the case of this proposal, and for that reason is unacceptable because it would detract from the traditional design of the area.
- 5.6 The Georgian details to the front window match the host property and are acceptable. However, the chunkier framed side windows lack Georgian feature or any detail which follow the either the host property or its neighbours, and is for that reason unacceptable because they would also detract from the set traditional design of the area.
- 5.7 The majority of the window frames on the street; if not them all are coloured white. The proposed anthracite grey coloured window frames for the three street facing (south) windows would be contrary to the standard making them unacceptable because this would fail to follow local traditions and detract from the appearance of the street.

Impact of development to the amenity of adjoining properties

- 5.8 The LDF Policies CP1 and DP1 and as explained the Domestic Extensions Supplementary Planning Documents seeks to ensure that developments do not result in harm to the amenity of neighbours. The replacement conservatory for an orangery creates no new windows to overlook neighbours, cast a shadow over their gardens and properties, or obstruct their views. The installation of a solid roof covering in place of the transparent sheeting would reduce the potential for light spillage or reflection from the surface of the roof. These may be of benefit to neighbours. The proposal should have no significant impact upon the amenity of its neighbours.
- 5.9 As noted at paragraph 2.2 a similar proposal (18/01014/FUL) was rejected in September of this year
- 5.10 The current application proposal is, 'to erect an upstairs orangery with composite pewter grey roof tiles, and double glazed anthracite grey uPVC window frames.'
- 5.11 The only difference between the two proposals is the white window frames are now being substituted for anthracite grey coloured ones instead which, as set out above, is a step back.
- 5.12 Except for the Georgian front windows; this new application has made no attempts to address the reasons for its previous refusal, namely the material and colour of the orangery roof and the use of uPVC for the windows and no additional detail has been supplied to provide any greater clarity of the detail construction or matters such as the mouldings to be used for the windows frames.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **REFUSED** for the following reasons
1. In the absence of details to prove to the contrary and on the basis of the submitted details indicating the choice of grey composite tile and use of uPVC materials for its framework, the scheme would harm the appearance of the street, Conservation Area and Howardian Hills AONB and is, therefore, in breach of Policy CP1, DP1, CP16, DP28, CP17, DP32 and Domestic Extension SPD of the Local Development Framework and the NPPF.