

**18/02177/FUL**

**Revised application for first floor extension and two storey/single storey rear extension to dwelling.  
at 2 Croft Gardens Sowerby North Yorkshire YO7 1NF  
for Mr & Mrs Rylance.**

**This application is referred to Planning Committee at the request of a Ward Member.**

## **1.0 SITE, CONTEXT AND PROPOSAL**

- 1.1 Croft Gardens is a cul-de-sac off Croft Heads and consists of 8 bungalows with generous garden spaces. To the east of 2 Croft Gardens are the rear gardens of Croft Heads, which have much smaller garden spaces. The private rear garden of 2 Croft Gardens is enclosed by a boundary fence approximately 2.0m high. To the north is the open area of the Primary School playing fields.
- 1.2 This revised application seeks to construct extensions to the north elevation of the existing red brick and pebble dashed detached dormer bungalow.
- 1.3 The single storey extension is to provide a sitting room, kitchen and utility. The first floor extension is to increase the size of the existing bedroom and provide a bathroom.
- 1.4 This application differs from the previous application in that the first floor area is reduced and part of the single storey extension has a lantern roof feature (rather than a pitched roof).
- 1.5 The single storey extension involves the demolition of the existing flat roof extension that is 3m long and the conservatory that is a further 3.5m long and construction of a new building extending north by about 10.7m, an increase in length of about 4.2 metres. The first floor extension is about 4.8m long. (This is a 3m reduction from the previous two 'refused' applications that extended the building by approximately 7.8 m.) The extension is shown to be the same width and on the same alignment as the dwelling. Whereas the existing conservatory is set about 1m closer to the neighbours on Croft Heads than the main part of the dwelling.
- 1.6 The extensions would be finished in red bricks (LBC Regency facing brick) with a light coloured render used on the east facing walls to increase light to the rear gardens of Croft Heads and brown concrete roof tiles (Sandtoft brown interlocking roof tiles and ridge tiles) to match those of the existing dwelling.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 18/01098/FUL - Revised application for first floor extension and two storey/single storey rear extension to dwelling, refused in 2018 and dismissed on appeal in 2018.
- 2.2 17/02094/FUL - First floor extension and two storey/single storey rear extension to dwelling, refused in 2017.

## **3.0 RELEVANT PLANNING POLICIES:**

- 3.1 The relevant policy of the Development Plan and any supplementary planning policy a advice are as follows;  
Supplementary Planning Document - Domestic Extensions - Adopted 22 December 2009  
Core Strategy Policy CP1 - Sustainable development  
Development Policies DP1 - Protecting amenity  
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets  
Core Strategy Policy CP17 - Promoting high quality design  
National Planning Policy Framework

#### **4.0 CONSULTATIONS**

- 4.1 Parish Council - Wish to see the application refused due to size, scale and over-development of the site, expired 12 November.
- 4.2 Site notice (put on lamp post over the road from the house) and neighbour notifications -  
Two responses have been received in support of the application and one response with concerns regarding the increased size of the roof and loss of light, expired 14 November.

#### **5.0 OBSERVATIONS**

- 5.1 The main issues to be considered in this case relate to the impact of the proposal on the character and appearance of the dwellinghouse, any impact on the residential amenity of the area and the amenities of the nearby neighbours.
- 5.2 The proposed extensions are in proportion to the size of the plot leaving sufficient parking and private amenity space to meet the needs of future residents. The single storey rear extension extends approximately 10.7m (at the longest part) however the length of the existing garden is approximately 31 metres.
- 5.3 The proposals are shown to be constructed of appropriately matching materials. The front elevation remains unchanged; therefore it is felt that the proposed extensions will not have a harmful impact upon the character and appearance of Croft Gardens.
- 5.4 Local Development Framework Policies CP1 and DP1 set out the objective to protect residential amenity. Following concerns regarding overshadowing/loss of light, that resulted in the refusal of the previous applications, a daylight/sunlight assessment has been prepared which illustrates the potential impact on the neighbouring dwellings to the east. This demonstrates the extent of shading from the existing dwelling and that the extension will result in a negligible level of change. Most of the loss of sunlight takes place within the application site; however there is a fractional impact in the garden of 6 Croft Heads (which is currently overshadowed by an existing hedge on the rear boundary).
- 5.5 The proposal would lead to an increased sense of enclosure to 8 Croft Heads as the near pyramid roof form is extended north to form a ridge. 8 Croft Heads is already highly enclosed by the arrangement of the dwelling at 2 Croft Garden and also by the position of the detached single garage within the rear garden of 8 Croft Heads. The change caused by the extension would result in the loss of view of the sky to the northwest. The other views to the northwest of 8 Croft Heads are obstructed by the garage serving that property. It is considered that the impact on the residential amenity of would not be significant and would not justify refusal of the planning application.

5.6 Taking all of the above into account it is considered that the proposal will not cause significant harm to the amenities of the neighbours or the appearance of the dwelling and surroundings.

## 6.0 **RECOMMENDATION:**

That subject to any outstanding consultations the application be **GRANTED**.

1. The development hereby permitted shall be begun within three years of the date of this permission.

2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered 1609-12, 1609-13 and materials details received by Hambleton District Council on 10 October and 14 November 2018 unless otherwise agreed 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, CP16, CP17, DP1 and National Planning Policy Framework.