

Parish: West Rounton
Ward: Appleton Wiske & Smeatons
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Committee date: 7 February 2019
Officer dealing: Aisling O'Driscoll
Target date: 11 February 2019

18/02433/FUL

**Demolition of existing stable block, feed store and tack room to be replaced with the construction of new house, detached double garage, outbuilding and car parking
At Bank Top, West Rounton
For Mrs Caroline Mann**

This application is referred to Planning Committee as the application is a departure from the Development Plan.

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The site lies at the south end of West Rounton, and features a dwelling, Bank Top, approved in 2015, a stable block and three more dwellings/holiday lets, Ivy Cottage, Holly Cottage and Rose Cottage. Ivy and Rose Cottages are two-storey. Holly Cottage is single storey. All are rendered and painted. The buildings form a linear group, located behind the main line of development in the village, along the village street. Access to Bank Top is from the south via a steep drive.
- 1.2 The proposal is to remove the single storey stables and replace them with a two-storey three-bedroom dwelling and detached garage. New stables have already been permitted elsewhere on the site. From the front, due to the design, the dwelling would appear as a 1.5 storey dormer bungalow. To the rear of the dwelling a single storey projection is proposed providing additional living accommodation at ground floor only. Parking is to be facilitated within the existing hardstanding to the front of the property.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 18/01135/FUL - Construction of four stables, tack room and feed store; Granted 10 August 2018.
- 2.2 15/01259/FUL - Demolition of agricultural barn and construction of a three bedroom dwelling; Granted 13 October 2015.

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 CP8 - Type, size and tenure
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 forces
Development Policy DP1 - Protecting amenity
Development Policy DP3 - Site accessibility
Development Policy DP4 - Access for all
Development Policy DP8 - Development Limits
Development Policy DP9 - Development outside Development Limits
Development Policy DP10 - Form and character of settlements
Development Policy DP30 - Protecting the character and appearance of the countryside

Development Policy DP32 - General design
Development Policy DP33 - Landscaping
Development Policy DP43 - Flooding and floodplains
Interim Guidance Note - adopted by Council on 7th April 2015
National Planning Policy Framework – July 2018
Size, Type and Tenure of New Homes SPD - adopted September 2015

4.0 CONSULTATIONS

- 4.1 Parish Council – No comments received.
- 4.2 Highway Authority – No objection.
- 4.3 Yorkshire Water – No comments.
- 4.4 Environmental Health Officer – No objection.
- 4.5 Historic England – No objection.
- 4.6 Public comments – One letter of objection was received raising the following issues:
- The proposal is outside of the village boundary and an inappropriate extension of the settlement;
 - Overlooking and overshadowing of neighbouring house and garden;
 - Impact on the view from St Oswald’s Church and public right of way;
 - Increased traffic and resulting impact on the Grade II listed bridge;
 - The double garage would be a prominent feature when viewed from surrounding countryside and public footpath; and
 - Impact of hard standing on surface water runoff.

5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) the principle of residential development in this location (ii) the impact on the form and character of the surrounding area; (iii) highway safety and (iv) the impact on residential amenity

The principle of residential development in this location

- 5.2 West Rounton is a village without status within the settlement hierarchy set out in CP4 as adopted in 2008. In 2015 the Council adopted Interim Policy Guidance which updates the hierarchy and includes West Rounton as a secondary village, which provides for a more flexible consideration of new development at the edge of settlements. Accordingly the main consideration is whether the development is in accordance with the criteria of the Interim Guidance, and thereafter whether it is in accordance with other relevant policies of the local plan including the amenity of nearby occupiers (CP1 and DP1), design (CP17 and DP32) and any highway safety issues.
- 5.3 The Interim Policy Guidance states that “Small scale housing development will be supported in villages where it contributes towards achieving sustainable development by maintaining or enhancing the vitality of the local community AND where it meets ALL of the following criteria:
1. Development should be located where it will support local services including services in a village nearby.
 2. Development must be small in scale, reflecting the existing built form and character of the village.

3. Development must not have a detrimental impact on the natural, built and historic environment.
 4. Development should have no detrimental impact on the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.
 5. Development must be capable of being accommodated within the capacity of existing or planned infrastructure.
 6. Development must conform with all other relevant LDF policies.”
- 5.4 The inclusion of West Rounton in the updated settlement hierarchy as a secondary village indicates it is considered to be a reasonably 'sustainable' location where an additional dwelling can be considered to support local services, which include a pub.

Heritage Matters

- 5.5 The proposed development has the potential to impact on the setting of the Grade II* Listed St Oswald's Church.
- 5.6 Paragraph 193 of the NPPF states that when considering the impact of a proposed development on the significance of a designated heritage asset, great weight should be given to the asset's conservation (and the more important the asset, the greater the weight should be). This is irrespective of whether any potential harm amounts to substantial harm, total loss or less than substantial harm to its significance.
- 5.7 Paragraph 194 states that any harm to, or loss of, the significance of a designated heritage asset (from its alteration or destruction, or from development within its setting), should require clear and convincing justification.
- 5.8 The roofline at Bank Top is currently visible from the grounds of the Grade II* Listed St Oswald's Church and adjacent public right of way. Whilst the proposed new dwelling will also be visible, the site is already developed and as such the impact on the openness of the area would not be significant. It is not considered that the height increase would have an impact on the character and setting of the Listed Building. It is considered that the proposed development has no harmful impact on the setting of the listed building or the setting of the heritage asset as a whole.

Impact on the form and character of the surrounding area

- 5.9 Criteria 2, 3 and 4 of the IPG relate to the impact of the development on the surrounding area. As a single dwelling the proposal is small in scale. The site is towards the village edge, and the proposed dwelling would replace a single storey building located between two existing dwellings. The immediate area is characterised by a line of houses and associated development and it is considered that the proposal reflects the existing built form of this part of the village.
- 5.10 The dwelling and garage are to be finished in render with a brick plinth, corbelled detailing with a pantile roof. This style can be seen elsewhere within West Rounton. Whilst the dormer window is not necessarily reflective of the character of the area it is not considered detrimental. It is therefore considered that the overall design of the dwelling reflects the character of the surrounding settlement.
- 5.11 The proposed dwelling is designed to appear as a 1.5 storey dwelling. The proposed therefore will be lower than "Bank Top" but higher than the neighbouring bungalow "Holly Cottage". The roof of the proposed dwelling will be approximately 3.5 metres higher than that of the existing stables.

5.12 It is therefore considered that the proposal meets criteria 2, 3 and 4 of the IPG

Highway Safety

5.13 The Highway Authority has no comment on the application and recommended no conditions. It is considered that the development can be accommodated within the existing infrastructure in accordance with criterion 5 of the IPG.

5.14 Parking is to be provided to the front of the dwelling. An objection raised concerns over the impact of the hard standing and resulting run-off. However, parking area already exists and is constructed of porous material.

The impact on residential amenity

5.15 Part of the objection received related to the impact of the development on residential amenity in terms of overshadowing and overlooking. Whilst the proposed dwelling would be located on higher ground than the neighbours to the east, it is considered that the separation distance of approximately 25 metres to the boundary is sufficient to preserve the current amenity of the occupiers of the property (Woodbine Cottage).

5.16 In support of this the agent has submitted a cross sectional drawing of the site to show the impact of the proposed dwelling in terms of overshadowing. As the drawing shows, the proposed development will not result in a significant level of overshadowing.

5.17 The proposed dwelling is to be located between a dwelling (Bank Top) and a holiday cottage (Holly Cottage). Given the siting of the proposed dwelling it is considered there would be no significant impact on the residential amenity of Bank Top. The single storey rear projection of the proposed dwelling projects quite far past the rear of Holly Cottage, however, it is still considered that this would not have a detrimental effect on the occupants of Holly Cottage. This is especially so due to the nature of the property as a holiday let and the short term basis on which the property is occupied.

5.18 The siting of the garage would not result in any significant impact on residential amenity.

Planning Balance

5.19 The proposed development is outside any defined development limits and the applicant does not claim any exceptions under Policy CP4. As West Rounton is considered a service village under the Settlement Hierarchy, the Councils Interim Policy Guidance applies. It is considered that the proposal meets the criteria of the IPG. There are no highways, drainage or environmental health objections. It is not considered that the proposal would have any significant impact on residential amenity. In conclusion the application is recommended for approval.

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 date of this permission.
2. The permission hereby granted shall not be undertaken other than in complete accordance with the drawing(s) numbered AW237/03, AW237/04, AW237/05, AW237/06 and AW237/07 received by Hambleton District Council on 12.11.2018 unless otherwise approved in writing by the Local Planning Authority.

3. The use of the building shall not be commenced until the external surfaces have been finished in accordance with a colour scheme to be approved in writing by the Local Planning Authority. Thereafter, the scheme shall be implemented and retained in accordance with the approved details.
4. Prior to development commencing above ground level, details of the existing ground and floor levels of site and neighbouring buildings and the proposed ground and finished floor levels of the site shall be submitted to and approved in writing by the Local Planning Authority. The levels shall relate to an identified fixed Ordnance Datum. The development shall be constructed in accordance with the approved details and thereafter be retained in the approved form.

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. For the avoidance of doubt and in the interest of proper planning.
3. In order to allow the Local Planning Authority to agree the detail of the external colour of the building and to protect the character and appearance of the area in accordance with Development Policy DP32.
4. In order to protect the amenity and character of the area and to accord with the requirements of Development Policy DP32 and DP1.