

**Parish: Alne**  
Ward: Easingwold  
**3**

Committee Date: 7 March 2019  
Officer dealing: Mrs J Forrest  
Target Date: 8 March 2019

**18/02653/FUL**

**First floor extension to existing dwelling, finish in render, alterations to windows/doors and formation of two car parking spaces at Garth Cottage, Monk Green, Alne for Mr & Mrs Laverick**

**The application is referred to Planning Committee at the request of a member of the Council**

## **1.0 PROPOSAL AND SITE DESCRIPTION**

- 1.1 This application seeks to increase the height of the dwelling, currently a bungalow, to allow bedrooms to be inserted in the roof space. There would be alterations to windows and doors and the formation of dormer windows set high in the roof plane over the staircase to the upper floor. The bungalow has an attached flat roof garage which would have a pitched roof added, although no accommodation would be provided within this roof space.
- 1.2 The bungalow is set off a private drive leading from Monk Green and currently has driveway parking in front of the garage and this would be widened to provide an additional off-road parking space.
- 1.3 The site lies within the Alne Conservation Area and is currently red brick with slate grey roof tiles. The enlarged building would still have slate grey roof tiles but its walls would be finished in ivory render.
- 1.4 There is a bungalow, "Tall Trees", to the immediate west and two-storey dwellings to the east facing Monk Green.

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

- 2.1 None.

## **3.0 RELEVANT PLANNING POLICIES**

- 3.1 The relevant policies are:

Development Policies DP1 - Protecting amenity  
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 DP28 – Conservation  
Supplementary Planning Document - Domestic Extensions - Adopted 22 December 2009

## **4.0 CONSULTATIONS**

- 4.1 Parish Council - Has concerns regarding the size in the conservation area.
- 4.2 Public comments - Nine responses have been received with concerns over loss of daylight, overlooking, light pollution and discrepancies in the design and access statement.

## 5.0 OBSERVATIONS

- 5.1 The main issues to be considered in this case relate to (i) the impact of the proposal on the character and appearance of the dwellinghouse itself and of the Conservation Area; and (ii) the amenities of the nearby neighbours.

### Character and appearance

- 5.2 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 requires an assessment of the potential harm a proposed development would have upon the significance of a designated heritage asset.
- 5.3 The heritage asset in this proposal is the Alne Conservation area. The nearest street (Monk Green) is made up of residential dwellings set back from the road with mostly open fronted gardens or with a low boundary wall or hedge. However this application site is one of two bungalows which sit behind Monk Green down a shared access and is obscured from public view. The proposed enlargement would appear modest in this setting and would therefore preserve the appearance of the area. As such it is considered that the proposal would not cause any harm to the significance of the heritage asset.
- 5.4 The Parish Council's comments regarding the massing of the building area noted; however, the increased height of the dwelling would place it between the bungalow to the west and the two-storey houses to the east. Although it stands close to the boundary with the bungalow, the two properties are offset and the relationship would not appear cramped. The proposed render would not be in keeping with the immediate neighbours but there are examples of its use elsewhere in the vicinity. Overall it is considered that the proposed extensions would not have a harmful impact upon the character and appearance of the dwelling or surrounding area. The house is of modern construction and although it is in the Conservation Area it cannot be seen from the road. Therefore on this occasion and in this location the use of upvc windows is deemed to be acceptable.
- 5.5 It is considered overall that the proposal would not be harmful to the character or appearance of the Conservation Area and will not harm its significance as a heritage asset.

### Neighbour amenity

- 5.6 Concern has been expressed about the potential for overlooking from the proposed first floor window. However, the likely sight lines are identified in the application and it is not considered that there should be any overlooking from this window. The application also includes a daylight and sunlight assessment, which shows that there would be a minimal amount of overshadowing; however this would be on the existing fence line to the eastern boundary. It is considered that the potential for overlooking has been addressed and the loss of daylight would be so minimal that it would not cause any harm to amenity.
- 5.7 Concern has also been expressed regarding the potential for light pollution from the patent ridge glazing system which has the appearance of a dormer window. The proposed glazing is in fact a roof light and would sit flush to the roof slope. The light pollution that could be created from a roof light at the very ridge of the roof at first floor level, and approximately 12 metres from the neighbouring dwelling (to the west) would be minimal and is not considered to warrant refusal of permission.

## 6.0 RECOMMENDATION

6.1 That subject to any outstanding consultations the application 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 03, 02 and materials details received by Hambleton District Council on 18 December 2018 and 15 January 2019 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, DP28 and National Planning Policy Framework.