

19/00166/FUL

**Alterations and extension to dwelling to form annexe accommodation
At 11 Thornbrough Road, Romanby
For Mr & Mrs N Hutton**

This application is referred to Planning Committee as the applicant is an employee of the Council

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The site is the side garden area of a detached house located in Romanby to the south of Northallerton.
- 1.2 The site is within the built up area and characterised by two storey properties set in a wide street layout with front gardens, off street parking and footpaths. The side garden area is bordered by a pedestrian access that connects this street with Mill Hill Lane. The side garden is currently separated from the main rear garden by a wall. This will be removed as part of the proposed development.
- 1.3 It is proposed to extend the property to the side to create a 2 bedroom single storey residential annex for the occupant's parents. The host dwelling has a front garden and residential curtilage that wraps around the side and it is this area that where the annex is proposed. A new side lighting scheme is proposed along the length of the annex fronting the footpath along with the planning of shrubs on the 1.2 metre separation strip between the edge of the building and the footpath.
- 1.4 Amended details have been secured as follows. The removal of a separate front door to ensure it would be a genuine annex to the host property. To better reflect the Supplementary Planning Document on Domestic Extensions, the revised plans submitted further reduce the building footprint in area and roof pitch.

The changes are summarised as follows:

- Front elevation set back from the existing front elevation by 550mm;
 - Side wall (to bedroom 1 & en-suite) set back 200mm towards gable;
 - Rear extension moved 330mm towards garden; and
 - Rear pitch reduced from 23 to 18 degree pitch.
- 1.5 It has been clarified that the proposed annex is for both of the applicant's parents, who suffer complex medical conditions and as a result have slept in separate bedrooms for some time. In order to future proof the project, space has been built into the bedrooms to enable the use of medical equipment at the bedside.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 78/0563/FUL - Extension to dwellinghouse; Granted 31 August 1978.
- 2.2 15/02558/FUL - Alterations & extensions to existing dwelling to form a residential annex; Granted 21 December 2015.

3.0 RELEVANT PLANNING POLICIES

3.1 The relevant policies are:

Supplementary Planning Document - Domestic Extensions - Adopted 22 December 2009

Core Strategy Policy CP1 - Sustainable development

Core Strategy Policy CP2 - Access

Core Strategy Policy CP4 - Settlement hierarchy

Core Strategy Policy CP17 - Promoting high quality design

Development Policies DP4 - Access for all

Development Policies DP8 - Development Limits

Development Policies DP32 - General design

Development Policies DP33 – Landscaping

Development Policies DP1 – Protecting amenity

National Planning Policy Framework – February 2019.

4.0 CONSULTATIONS

4.1 Romanby Parish Council – No comments received.

4.2 NYCC Rights of Way officer - No comments received.

4.3 Public comments – two representations received from the two neighbours immediately adjacent the site. The issues raised are summarised as follows:

- The proposed extension will form a visual intrusion;
- It amounts to over-development on what is already an extended site;
- Drainage on the estate is problematic, there is concern over the additional run off; and
- Reduction in the amount of light to the front of house and resultant overshadowing.

4.4 Police Designing Out Crime officer – Advice was sought on the lighting proposal and the implications for safe public access through the route adjacent the site. Comments were that light sensitive lighting triggers should be used as opposed to timer function to ensure lighting comes on at the right time of day all year round.

5.0 ANALYSIS

5.1 The site is located within the development limits for Northalleton and Romanby and therefore development here is in principle acceptable under policies CP4 and DP8. Therefore the main issues for consideration are the impact on (i) residential amenity; (ii) the character of the local area; and (iii) the design and appearance of the host building.

Residential Amenity

5.2 Given the proposal and the position of the adjoining properties, at a right angle to the side extension proposed, the impact on residential amenity is a key consideration. This means that the front and principle elevation of 15 Thornbrough Road would be positioned opposite the side elevation of the proposed annex.

5.3 It is noted that the annex is single storey only; the roof pitch has been reduced to 18 degrees with further amendments to reduce the footprint by moving the frontage back by 550mm and positioning the extension further inside the rear garden of the application site by 330mm. In addition the side wall (to bedroom 1 & en-suite) is now set back 200mm towards gable; which is the part predominately in front of 15 Thornbrough Road.

- 5.4 From a site inspection it was demonstrated that the existing two-storey gable of the host property and properties to the other side of the road, do already affect the arc of the sun across the sky to the south, which affects the direct sunlight coming into the property adjacent at no15. It is unlikely therefore that the addition of a single storey annex would have any further significant impact on direct sunlight entering the front of number 15.
- 5.5 The dwelling at 17 Thornbrough Road is angled more towards the road, with a wider angled plot and west facing front elevation. It is also further south of the application site. Therefore any loss of direct sunlight to number 17 is less likely and not considered significant in terms of the impact of the proposal on residential amenity.
- 5.6 There are no windows in the proposal directly facing the adjacent properties and therefore no impact from overlooking and no resultant impact in terms of loss of privacy. It is proposed to retain a metre width landscaping area between the annex and the footpath, which is now extended further by 200mm in the revised plans by setting back the proposal slightly further.
- 5.7 The proposal is considered to comply with policy DP1 on protecting amenity and the guidance set out in the Supplementary Planning Document on Domestic Extensions.

Character

- 5.8 The area is characterised by detached two-storey dwellings set within their own gardens. Recent extensions and additions have been allowed, most recently in 2015 at 10 Thornbrough Road to create an annex, reference 15/02558/FUL.
- 5.9 The design and layout of the proposed annex is of a suitable scale and would not have a significant impact on the character of the local area. It is subservient in size and form to the host dwelling. It is well set back from the existing frontage of the property and maintains space at the front so as not to unduly affect the street scene. This approach is considered to allow compliance with policies DP17 and DP32 in the Local Development Framework, and the Supplementary Planning Document on Domestic Extensions.
- 5.10 The layout of the site, as existing, is slightly unusual in that the side boundary to the rear garden is located well within the curtilage of the property, leaving what appears to be an area of public open space adjacent the footpath running along the boundary of the site. Whilst contributing to the character of the area, the extension of the dwelling into this area is not considered to be significantly harmful to the character or appearance of the area.

Design

- 5.11 The design reflects the host dwelling and the character of the other properties in the street. The front elevation includes a UPVC bow window, slightly smaller but of a design similar to the main dwelling and in proportion to the scale of extension. Brickwork and roofing tiles are to match the existing materials.
- 5.12 Five LED downlights are shown down the length of the extension to illuminate the adjacent public footpath.
- 5.13 The design is sufficiently subordinate and complements the existing dwelling and street scene, thus the proposals can comply with policy DP32. It is located and positioned in a way to comply with policies on access for all, CS2 and DP4.
- 5.14 In order to ensure that the final materials chosen would indeed match the existing dwelling, the use of a condition is proposed to discharge the final material details.

Planning Balance

- 5.15 The proposed development will not result in a detrimental impact on the character and appearance of the area or host building and will not have an unacceptably detrimental impact on neighbouring amenity. The proposed development is considered to accord with the requirements of all relevant Local Development Framework policies and the Council's SPD on Domestic Extensions.

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 five 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 2018:55/02 Rev D, 2018:55/03 Rev D, 2018:55/04 Rev D received by Hambleton District Council on 29 March 2019 unless otherwise approved in writing by the Local Planning Authority.
 3. No above ground construction work shall be undertaken until details of the materials to be used in the construction of the external surfaces of the development have been submitted in writing to the Local Planning Authority for approval and samples have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.

The reasons are:

1. To ensure compliance with Section 91 of the Town and Country Planning Act 1990
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 CP17 and DP32.
3. 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 CP17 and DP32.