

Parish: Sandhutton

Ward: Thirsk

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Committee date: 27th June 2019

Officer dealing: Miss Charlotte Cornforth

Target date: 28th June 2019

19/00245/FUL

Construction of a 3 bedroom bungalow

1 Craddock Row, Sandhutton

For Mr & Mrs Richard and Elizabeth Reed

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 application site is located within the domestic curtilage of 1 Craddock Row, comprising of parking, garden and a double garage. It is located on the corner of Craddock Row and the junction with the A167. To the west of the site is the A167 classified road, to the north open countryside and to the south and east are dwelling on Craddock Row.
- 1.2 The site lies 82 metres to the north of the Sandhutton Conservation Area. There are no designated Development Limits to the village but the site is located on the northern edge of the village with open countryside beyond.
- 1.3 The proposal seeks to remove the existing double garage and conservatory on the western elevation of 1 Craddock Row and construct a 3 bedroom bungalow, forming 2 independent vehicular access's off Craddock Row. The initial scheme sought the construction of a two storey dwelling. However, following discussions with the Case Officer during the course of the planning application, the scheme has been amended to form a three bedroom, four person bungalow that meets the Nationally Described Space Standards.
- 1.4 There will be a pedestrian access to the side of the existing dwelling and proposed dwelling to allow access to the rear gardens for both dwellings. The existing dwelling will have two car parking spaces to the front and the proposed bungalow will have two parking spaces to the front. The western boundary wall will be 1 metre in height with climbing plants adjacent to the front car parking and the rear garden. The wall of the bungalow will form the rest of the western boundary beyond which the grass verge to the A167 tapers from about 4.5m to 2.5m wide.
- 1.5 There is one conifer tree that is proposed to be felled to improve visibility at the junction and allow for the on-site parking. A mixed species hedge is proposed to be planted on the northern boundary.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 96/51164/P - Extension to existing dwellinghouse as amended by plan as received by Hambleton District Council on 19th June 1996; Approved 15th July 1996.

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 of housing
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 force
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 DP13 – Achieving and maintaining the right mix of housing
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
Size, Type and Tenure of New Homes SPD - adopted September 2015
National Planning Policy Framework

4.0 CONSULTATIONS

- 4.1 Sandhutton Parish Council – Wish to see the application refused and note regarding the revised scheme for a bungalow, the proposal is over development of the site and visually not within in keeping.
- 4.2 NYCC Local Highway Authority – it is to be noted that Craddock Row is a private road and therefore a vehicle crossing specification has not been included within this recommendation, if required a suitable vehicle crossing detail can be provided upon request. Concern is raised with regard to visibility leaving the proposed access and therefore a condition is included to ensure the western boundary wall is constructed to a maximum height of 1.00m ensuring visibility to vehicles entering Craddock Row from the south is not obscured.
- 4.3 RAF Linton on Ouse – no response received to date.
- 4.4 Yorkshire Water – the developer should note that on the Statutory Sewer Map, there is a 150 mm diameter public foul sewer recorded to cross the site. It is essential that the presence of this infrastructure is taken into account in the design of the scheme. However, due to the pipe's small diameter in this instance, YWS would look for any "build over" to be controlled by Requirement H4 of the Building Regulations 2000 and no protective condition is required.
- 4.5 Natural England – no comments required.
- 4.6 Public comments and site notice – 2 comments have been received from neighbours in support of the application. They consider that the fact the site is on land where there is an existing building and not greenfield land and as it is not a big intrusive house weigh in favour of the proposal.

5.0 OBSERVATIONS

- 5.1 The main issues for consideration in this case relate to (i) the principle of allowing the dwelling proposed in this location; (ii) the impact upon the character and appearance of the area; (iii) design; (iv) residential amenity; (v) highway safety; (vi) drainage issues; (vii) land contamination and (viii) the planning balance.

- 5.2 The village of Sandhutton does not have any Development Limits as defined within policy CP4 of the Core Strategy. Policy DP9 states that development will only be granted for sites beyond Development Limits "in exceptional circumstances". The applicant does not claim any of the exceptional circumstances identified in Policy CP4 and, as such, the proposal would be a departure from the Development Plan. However, it is also necessary to consider more recent national policy in the form of the National Planning Policy Framework (NPPF).
- 5.3 To ensure appropriate consistent interpretation of the NPPF alongside Policies CP4 and DP9, on 7 April 2015 the Council adopted Interim Policy Guidance (IPG) relating to Settlement Hierarchy and Housing Development in the Rural Areas. This guidance is intended to bridge the gap between CP4/DP9 and the NPPF and relates to residential development within villages. The IPG includes an updated Settlement Hierarchy.
- 5.4 The IPG states that the Council will support small-scale housing development 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.
- 5.5 As Sandhutton has been designated a Secondary Village in the Settlement Hierarchy 2014 it is therefore classed as a sustainable location for development; satisfying criterion 1 of the IPG that proposed development must provide support to local services including services in a village or villages nearby.
- 5.6 It is considered that criterion 1 of the IPG would be satisfied and the principle of development would be acceptable.

Character and appearance

- 5.7 With regard to criterion 2 of the IPG, development must be small in scale and reflect the existing built form and character of the village. The proposal is for one dwelling (a bungalow) and it is therefore considered small in scale as the IPG refers to small scale comprising up to five dwellings.
- 5.8 The site layout shows a bungalow and the Council's Size, Type and Tenure of New Homes SPD identifies a need for more choice for older people including that of bungalows. The dwelling will provide a 3 bedroom that is considered to meet the Size, Type and Tenure of New Homes SPD.
- 5.9 The position of the bungalow reflects the front building line of the dwelling on Craddock's Row. It will replace an existing single storey garage and will not extend the built form of the village further than the existing gardens of Craddock Row.

- 5.10 In light of the above, the proposal is considered to reflect the existing built form and character of this part of the village.
- 5.11 IPG criterion 3 states that development must not have a detrimental impact upon the natural, built and historic environment.
- 5.12 The application site relates to the development of domestic curtilage, which comprises of hard surfacing, garden and a garage. There is no significant ecological interest associated with the site itself. The scheme would have no significant detrimental impact upon local ecology. Additional planting is proposed on the western and northern boundaries of the site.
- 5.13 By virtue of the siting of the proposed bungalow and the additional planting proposed, the proposal is considered not to have a detrimental impact upon the character or appearance of the natural or built environment.
- 5.14 Criterion 4 states development should have no detrimental impact on the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.
- 5.15 In light of the assessment at 5.9 above, the proposal is considered to not have a detrimental impact upon the open character and appearance of the surrounding countryside or lead to the coalescence of settlements.

Design

- 5.16 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."
- 5.17 Policies CP17 and DP32 require the highest quality of creative, innovative and sustainable design for buildings and landscaping that take account of local character and settings, promote local identity and distinctiveness and are appropriate in terms of use, movement, form and space.
- 5.18 The submitted drawings show a detached, single storey bungalow which is subservient in scale and mass to the host dwelling of 1 Craddock Row. The dwelling is designed to be with a ridge parallel to the existing row of dwellings on the northern side of Craddock Row with a cross wing to the rear and glazed rear elevation. The dwelling will be constructed from brick under a clay pantile roof, with a timber framed front porch.
- 5.19 In light of the above, it is considered that the proposed development is considered to be of good design in accordance with the principles of the NPPF and the requirements of Policy CP17 and DP32 of the adopted LDF.

Residential amenity

- 5.20 The relationship of the proposed bungalow to 1 Craddock Row is side to side gable. There will be a 2 metre gap between the dwellings to allow rear access to the gardens. The side conservatory of 1 Craddock Row will be removed and there are no windows on the western gable. There is a residential dwelling to the south of the site 'Morrington View'.
- 5.21 The separation distances are sufficient so that the scheme will not prejudice residential amenity by being overbearing in presence, and would not cause a loss of light or loss of privacy.
- 5.22 The site is considered capable of providing adequate private amenity space for the proposed dwelling, without prejudicing the existing private amenity space of 1 Craddock Row.

Highway safety

- 5.23 Criterion 5 of the IPG states that development must be capable of being accommodated within the capacity of existing or planned infrastructure.
- 5.24 There will be two independent vehicular accesses off Craddock Row to serve 1 Craddock Row and the proposed bungalow. Each will have 2 on-site car parking spaces. The western boundary wall will be 1 metre in height with climbing plants adjacent to the front car parking and the rear garden, however noting the concerns of the highway authority in terms visibility splayed the planting must not result in an obstruction to visibility of the junction of Craddock Row and the A167
- 5.25 The Highway Authority has raised no objection to the proposal in this respect and has suggested conditions. There is no evidence to suggest that the development would cause harm to highway safety.

Drainage

- 5.26 Foul and surface water drainage would be disposed to the mains sewer. There is no evidence to suggest that the demands on the infrastructure of the village arising from the development would be so great that the infrastructure would be unable to cope with the additional development or cause harm to the amenity of the village.

Land contamination

- 5.27 The submitted information does not identify any unacceptable risks from land contamination. It states that the site is a private garden with no signs of settlement, subsidence or contamination.

Planning balance

- 5.28 The proposed development will result in an economic activity through the construction of a new home, and the social gains of the creation of an additional dwelling. The gains in both these aspects of 'sustainable development' are small and would not outweigh environmental harm, however in this instance the scheme is considered to be 'neutral' in respect of environmental impacts. There is no environmental harm and as a consequence the scheme is on balance found to be sustainable development in the terms of the NPPF.

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)

Site Location 1:1250 received 20th February 2019, Amended Proposed Site Plan PL/223/04 Rev C, Amended Proposed Elevations PL/223/06 Rev D and Amended Proposed Floor Plans and Planting Drawing PL/223/05 Rev D.

3. No above ground construction work shall be undertaken until details and samples of the materials to be used in the construction of the external surfaces of the development 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.
4. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas:
 - a. have been constructed in accordance with submitted drawing PL/223/04 Rev C proposed site plan.
 - b. are available for use unless otherwise approved in writing by the Local Planning Authority.

Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

5. No part of the wall that lies on western boundary of the property shall be more than 1.0 metre high and the land behind the wall shall not have anything placed on it, planted in it or allowed to grow that will exceed the height of the adjacent wall.

The reasons are:

1. To ensure compliance with 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 Hambleton Development Plan Policies DP1, DP28 and CP17.
3. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole in accordance with Hambleton Local Development Framework Policy CP17.
4. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
5. In the interests of achieving inter-visibility and promoting road safety.