

Parish:

Committee date: 19 September 2019

Ward:

Officer dealing: Mrs Sunley

11

Target date: 16 September 2019

19/01568/FUL

Construction of a single storey side and rear extension

At 37 Eastfields, Stokesley

For Mr Clive Thornton

This application is referred to Planning Committee as the application site is owned by an employee of the Authority.

1.0 SITE, CONTEXT AND PROPOSAL

1.1 The site is occupied by a detached two storey brick dwelling, which has an attached garage and a dormer window. The garage and porch have a mono pitched roof from.

1.2 The principle elevation of the property faces onto a paved drive and an open garden area, the rear amenity area backs on to neighbouring properties amenity areas. The plot is enclosed by fencing.

1.3 This application seeks planning permission construction of a single storey side and rear extension

1.4 The proposal is for the construction of a lobby addition to the side and a snug / garden room extension to the rear.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

2.1 08/01801/FUL: Conversion of existing garage to create living accommodation – Permitted

3.0 RELEVANT PLANNING POLICIES

3.1 The relevant policies are:

Development Policies DP1 - Protecting amenity

Development Policies DP32 - General design

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

Supplementary Planning Document - Domestic Extensions - Adopted 22 December 2009

National Planning Policy Framework

4.0 CONSULTATIONS

4.1 Stokesley Town Council – Response date 8 August 2019: no observations

4.2 Neighbours - No response, expiry date 15 August 2019

4.3 Site notice - No response, expiry date 20 August 2019

5.0 ANALYSIS

- 5.1 The main planning issues raised by this application are: i) whether the proposed development would have a detrimental impact on the residential amenities of nearby properties and; ii) whether the design and form of the proposed development would have a detrimental impact on the character and appearance of the host dwelling or the character and appearance of the area.

Amenity

- 5.2 Policy DP1 of the Hambleton Local Development Framework and Hambleton District Council's guide on Domestic Extensions goes on to say; "all development proposals must adequately protect amenity, particularly with regard to privacy, security, noise and disturbance, pollution (including light pollution), odours and daylight. Development either two or single storey in nature to the rear of properties will, where applicable, be assessed on the 45° rule to establish the impact of the proposal on the amenities of neighbouring properties, an extension must not cause any significant loss of light to principal rooms in neighbouring properties, or significant overshadowing to neighbouring gardens. Considering the scale of the extensions and the separation distances along with boundary screening, it is considered that the proposed side and rear extensions would not have any significant effect on the amenities of neighbouring residents in terms of their outlook, overlooking, loss of privacy or impact on daylight.
- 5.3 It is considered that the proposed development will not result in a significant loss of amenity to the occupiers of any neighbouring property. The proposed development is considered to comply with the requirements of Development Policy DP1 and the Council's guidelines on Domestic House Extensions.

Design and Character

- 5.4 Hambleton District Council's guidelines on Domestic Extensions, seeks to achieve a side extension that is subservient to the existing dwelling and sympathetic to the character of the surrounding area. As such it is important to incorporate the following principles:
- The proposal should not exceed 50% of the width of the frontage of the original dwelling.
 - A minimum of 1m should be retained between the side wall of the extension and the boundary of the plot to allow for sufficient access to the rear for bin or cycle storage.
 - The ridge height of the extension should be lower than that of the main ridgeline.
 - A minimum of one on-site vehicle parking space should be provided (two spaces are encouraged).
 - The extension should be set back from the main front elevation of the existing dwelling
- 5.5 The proposed development is considered to be generally in compliance with these requirements and achieves a subservient form of development.
- 5.6 Core Policy CP17 and Development Policy DP32 states that all developments must be of the highest quality design and they must take into account local character and settings. The proposed extension would not be constructed of the same materials as the existing dwelling, that being of brick, but taking into consideration that render is evident in this area the materials proposed are generally considered to complement and enhance the existing dwelling and create an energy efficiency design, without

creating any significant detriment to the surrounding area.

- 5.7 Number 37 Eastfields is situated within a reasonable sized plot and is of a sufficient size to accommodate the enlargement of the dwelling as proposed. The extensions would be subservient to the main dwelling and in proportion to the size of the existing property, the proposed extensions are considered to be a suitable scale and sympathetically designed having no significant impact on the character and appearance of the host building or that of the wider area.
- 5.8 Taking all of the above into consideration it is considered that the proposal would not cause significant harm to residential amenity or any significant adverse impact on the appearance, character or setting of the surrounding area. The proposed development accords with the requirements of all relevant Local Development Framework policies, therefore the proposed development 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 permission hereby granted shall not be undertaken other than in complete accordance with the drawings numbered: 2019: CT/EXT/02, 04 and 06; received by Hambleton District Council on 22 July 2019; unless otherwise approved in writing by the Local Planning Authority.
 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, DP1, CP17, DP32, CP16, NPPF - National Planning Policy Framework and DOMEX - Domestic Extensions SPD Dec 2009

Reasons for conditions.

1. The development hereby approved shall not be formed of materials other than those detailed within the application form received by Hambleton District Council on 22 July 2019; unless otherwise agreed in writing by the Local Planning Authority.
2. 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.