

Parish: Bedale

Ward: Bedale

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15/01917/FUL

Committee Date : 15 October 2015

Officer dealing : Mrs H M Laws

Target Date: 15 October 2015

**Construction of a two storey extension to side of dwelling as amended by plans received by Hambleton District Council on 25 September 2015.
at 2 Pinewood Grove Bedale North Yorkshire DL8 2BQ
for Mr P Balding.**

1.0 SITE DESCRIPTION AND PROPOSAL

1.1 The dwelling is a two storey semi-detached property with a detached single garage that lies on the eastern side of Pinewood Grove. The dwelling is at the end of the row of dwellings and lies at right angles to its neighbour to the south, which is a bungalow at 8 Grange Road.

1.2 It is proposed to remove the garage and construct a two storey side extension to provide a garage and kitchen and a first floor bedroom with en-suite and a study. A dormer window serves the first floor on the front elevation.

1.3 Amended plans have been received that reduce the size of the extension, moving it further from the side boundary and stepping it back at first floor behind the existing building line.

1.4 The extension would be finished in bricks and concrete tiles to match the existing building.

1.5 The application is presented at Committee as the agent is one of the Ward Members for Bedale.

2.0 PLANNING & ENFORCEMENT HISTORY

2.1 None

3.0 RELEVANT PLANNING POLICIES:

3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

Core Strategy Policy CP1 - Sustainable development

Core Strategy Policy CP2 - Access

Core Strategy Policy CP17 - Promoting high quality design

Development Policies DP1 - Protecting amenity

Development Policies DP4 - Access for all

Development Policies DP32 - General design

Supplementary Planning Document - Domestic Extensions - Adopted 22 December 2009

4.0 CONSULTATIONS

4.1 Parish Council - no comment

4.2 Site notice/local residents - correspondence has been received from and on behalf of the resident of 8 Grange Road and the comments are summarised as follows:

1. A close relative lives adjacent to the proposed construction and my concerns for her are a possible reduction in the amount of light in her kitchen - the room where she spends much of her time. Fortunately the present plans show no windows over-looking her property.

2. Concern as to how the residents at no2 are going to access their back garden as the new building will be very close to the existing boundary fence with no way through to the back.

3. Concern about parking. The road is extremely narrow and the proposed extension occupies the existing parking space and so will mean that the occupant's cars will have to be parked on the road. The additional bedroom suggests higher occupancy and therefore more cars.

4. There is already a problem with neighbours parking on the pavements- blocking access and making entry and exit from other driveways hazardous, especially when cars park on the wide pavement on the corner of Pinewood Grove/Grange Road.

5. Deeply concerned about the height and proximity of the proposed dwelling which will take away a great deal of light from my living kitchen.

Further comments are awaited following the receipt of the amended plans (expiry date for representations 9/10/2015).

5.0 OBSERVATIONS

5.1 The issues to be considered include the effect of the extension on the character and appearance of the existing dwelling and the streetscene and the effect on the amenity of neighbouring residents.

5.2 The proposed extension repeats the form and design of the existing dwelling and would be constructed in materials to match. The scheme introduces a new feature, the dormer window, but the reduction in the roofline and provision of this window emphasises the secondary nature of the extension and respects the dominance of the original dwelling. The proportions of the extension in respect of its width and height and the size of the window, are considered to respect the character of the existing dwelling. The proposed scheme would not detract from the appearance of the dwelling and the streetscene and would comply with LDF Policies CP17 and DP32.

5.3 The side gable of the existing dwelling lies approximately 5.5m from the boundary with 8 Grange Road and 12m from the closest point of that dwelling. There is concern that the proposed extension would have an overbearing impact on the amenity of the occupants of the bungalow. There would be no overlooking; a window in the existing side elevation would not be repeated within the side elevation of the extension.

5.4 The proposed scheme has been amended as described above, to move the extension further from the boundary and step the front elevation behind the building line, which reduces any overbearing impact of the side gable. The windows in the rear elevation of the bungalow that would be affected include secondary (wc/utility room) windows and a kitchen door and window. The affected kitchen is a kitchen/diner, which has another window in the side elevation. The bedroom windows on the rear elevation of the bungalow lie further from the boundary at a distance of 10m from the extension and would be less affected. The proposed extension is positioned to the north west of the bungalow and therefore sunlight into that property would not be affected for most of the year. LDF Policy DP1 requires development to adequately protect amenity, particularly with regard to privacy, security, noise and disturbance, pollution (including light pollution), odours and daylight. It is considered that the proposed amended plans comply with Policy DP1.

5.5 Adequate parking space lies outside the proposed garage for the parking of one car. It is recommended that a condition be imposed to ensure the garage is kept available for the parking of a car so that the site is capable of accommodating two vehicles off the road.

5.6 The proposed extension is considered to be acceptable and approval of the application is recommended.

SUMMARY

The proposed extension is of an appropriate scale and design and is in keeping with the existing dwelling. It will not have an adverse effect on the appearance of the dwelling or surrounding streetscene or the amenity of neighbouring residents. The proposal is in accordance with LDF Policies CP17, DP1 and DP32.

6.0 RECOMMENDATION: that subject to any outstanding consultations the application be GRANTED subject to the following conditions:

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. Prior to development commencing, details and samples of the materials to be used in the construction of the external surfaces of the development shall be made available on the application site for inspection and the Local Planning Authority shall be advised that the materials are on site and the materials shall be approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
3. The garage hereby approved shall be kept available at all times for parking of domestic vehicles ancillary to the occupation of the dwelling.
4. The permission hereby granted shall not be undertaken other than in complete accordance with the location plan and drawings numbered 02/08a, 03/08a, 04/08a, 05/08a and 06/08a received by Hambleton District Council on 19 August and 25 September 2015 unless otherwise approved in writing by the Local Planning Authority.

The reasons for the above conditions 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. 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.
3. To ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development and in accordance with LDF Policies CP2 and DP4.
4. 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, DP1 and DP32.