

Parish: Ingleby Arncliffe
Ward: Osmotherley and Swainby
12

Committee Date: 12 November 2015
Officer dealing: Mrs Angela Sunley
Target Date: 20 October 2015

15/02615/FUL

**Proposed alterations & extension to dwelling
at The Cottage, Wellington Farm, Ingleby Arncliffe
for Mr & Mrs A Dickins**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site is a two storey semi-detached cottage located within a working farm and kennel and cattery business. Access to the cottage is off a slip road immediately to the east of the A19.
- 1.2 This application seeks planning permission for alterations to the dwelling house along with a two storey extension. The proposed extension would be to the east elevation of the cottage, looking onto open fields, and would measure approximately 5.3m x 9.6m. The extension would be formed of sand/cement cream render, red clay tiles and white UPVC window and doors. All of the proposed materials would match the existing dwelling.
- 1.3 Revised drawings were received on 22 December 2015 to include a masonry architectural feature "water tabling" to the roof of the new extension.
- 1.4 The application is presented to the Planning Committee as the applicant is related to a Councillor.

2.0 RELEVANT PLANNING HISTORY

- 2.1 80/1408/FUL: Alterations and extensions to dwellinghouse - Permitted.
- 2.2 89/1057/FUL: Extensions to dwelling - Permitted.
- 2.3 04/02515/FUL: Two storey extension to dwelling - Permitted.

3.0 NATIONAL AND LOCAL POLICY

- 3.1 The relevant policies are:

Core Strategy Policy CP1 - Sustainable development
Development Policies DP1 - Protecting amenity
Core Strategy Policy CP17 - Promoting high quality design
Development Policies DP32 - General design
Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
Supplementary Planning Document - Domestic Extensions - Adopted 22 December 2009
National Planning Policy Framework

4.0 CONSULTATIONS

- 4.1 Parish Council - No response, expiry date 23 December 2015
- 4.2 Neighbours – No response, expiry date 23 December 2015

4.3 Site notice - No response, expiry date 31December 2015

5.0 OBSERVATIONS

5.1 The main planning issues raised by this application are whether the proposed development would have a detrimental impact on the residential amenities of nearby properties and whether the design and form of the proposed development will have any detrimental impact on the appearance and amenities of the surrounding area.

Residential amenity

5.2 Taking into account the scale of the extension, the size of the farm and the separation distance to the next neighbouring property, it is considered that the proposed extension would not have any significant impact on the amenities of neighbouring residents in terms of the outlook, overlooking, loss of privacy or impact on light.

Design and form

5.3 The proposed extension is not wholly in compliance with the adopted Supplementary Planning Guidance on house extensions in terms of the set back from the forward elevation and set down from the roof form. However, The Cottage is a sufficient size, resembling a small terrace, to accommodate the enlargement of the dwelling as proposed and the revision of the detailing to the roof, with the addition of water tableting between the original house and the proposed extension results in a development form which, exceptionally, is not considered harmful. The extension would be acceptable in terms of the form and massing of the main dwelling and is considered to be of a suitable scale and proportions.

5.4 The extension has been designed to reflect the overall character of the existing dwelling and the construction would not be of a scale or size such as to have a detrimental impact upon the character and appearance of the Cottage or the surrounding area.

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 drawings numbered: Drawings 118:14/02B and 118:14/03B; received by Hambleton District Council on 19 November 2015; unless otherwise approved in writing by the Local Planning Authority.
3. The development hereby approved shall not be formed of materials other than those detailed within the application form received by Hambleton District Council on 19 November 2015 unless otherwise agreed 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. 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 and the Domestic Extensions Supplementary Planning Document, adopted December 2009.
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.