

**Parish: Stokesley**

Ward: Stokesley

**10**

Committee Date : 3 March 2016

Officer dealing : Mrs B Robinson

Target Date: 4 March 2016

**16/00042/FUL**

**Demolition of store building and construction of two storey dwellinghouse.  
at 21 College Square Stokesley North Yorkshire TS9 5DL  
for Mrs A Watts.**

#### 1.0 SITE DESCRIPTION AND PROPOSAL

1.1 The site is a plot of land at the rear of 21 College Square and includes a small stone building and a small lean-to of corrugated sheeting. The overall plot size is 22m x 10m (average). The site is separated by a fence from the small garden immediately to the rear of no 21 College Square. It is at present grassed, and appears to have previously been used as a vegetable garden.

1.2 To the north of the site nos 18 and 19 Northfield Drive are small bungalows, bounded by 2m high close boarded fencing. The main rear wall of the bungalows is approximately 10m from the site boundary. There is a drive which serves another property in between.

1.3 To the west, the rear wall of no 13 College Square abuts the site boundary. The facing wall has one small and one larger window at ground floor, and one small window at the first floor. The large window appears to serve a habitable room. The smaller windows are typical of bathrooms.

1.4 The access to the site is via a paved footpath between College Square and Northfield Drive, and the site does not have a road frontage or vehicular access. The site lies approximately midway along the 58m long path.

1.5 The stone building, but not the remainder of the site, is within Stokesley Conservation Area.

1.6 The proposal is a detached two storey dwelling with lower wing on the south side, where the first floor accommodation is contained in the roof space. The proposed house is sited with the south wing in the position of the existing building. The proposed materials reuse existing stone on the lower wing, with facing brick elsewhere and clay pantiles to the roof, and painted timber window frames.

1.7 The application is accompanied by a design and access statement which includes a section setting out the intention to manage the building process with a scheme to ensure that the build will be serviced from College Square and not from Northfield Close. It is intended that deliveries will be made at times of day that will minimise disruption to the public and users of the footpath. It confirms that parking is open to all on College Square.

#### 2.0 RELEVANT PLANNING HISTORY

2.1 09/02603/FUL Alterations and extension to existing domestic store to form a dwelling.  
Withdrawn. 26.10.2009

2.2 11/01997/FUL Proposed extension to existing dwelling. Refused 8.11.2011

#### 3.0 NATIONAL AND LOCAL POLICY:

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

Core Strategy Policy CP1 - Sustainable development  
Development Policies DP1 - Protecting amenity

Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets  
Development Policies DP28 - Conservation  
Core Strategy Policy CP17 - Promoting high quality design  
Development Policies DP32 - General design  
National Planning Policy Framework

#### 4.0 CONSULTATIONS

4.1 Parish Council - This council objects to the above application due to the following:

1. The store building which is proposed to be demolished is in a conservation area and should therefore be preserved.
2. The site is unsuitable as it has no vehicular/road access
3. This is an overdevelopment of a restricted access garden site, part of which is in a conservation area. Access to the site is via a footpath regularly used by many residents, particularly school children and the elderly who live in the adjacent bungalows in Northfield drive.

4.2 Neighbours and site notice - observations received.

Objections (summarised):

1. Safety during construction
2. Traffic congestion and lack of car parking on site
3. College Square parking full
4. Dominance over adjacent properties. Insufficient distance to neighbouring properties. 'Town cramming'
5. Stokesley is to be provided with larger scale housing development and this is not required.
6. Adjacent to flood risk area.
7. Loss of light
8. Overlooking
9. Previous unsuccessful application
10. Occupiers likely to park in Northfield Drive, to the detriment of residents there.

4.3 NYCC Highways - due 10.02.2016

4.4 Northumbrian Water - No comments.

#### 5.0 OBSERVATIONS

5.1 The site is within the development limits of the market town with a wide range of facilities and is acceptable in principle. The issues to be considered in this application are considered to be:

Is the proposed design of a suitably high standard (CP17 and DP32), will the development preserve and enhance the character and appearance of the Conservation Area (CP16 and DP28) and will the proposed development have any detrimental impact on the amenity of neighbouring occupiers (CP1 and DP1) or Highway and access issues (CP2 and DP4) ?

5.2 In terms of design, the proposed house is modest in size. The form is further minimised by the lower wing to side and rear. The materials proposed are traditional, including the use of timber windows and clay pantiles, and the reuse of existing stone. Subject to control over materials which can be ensured by condition, the house will be of an acceptable design between the two storey terraced houses around and off College Square, and the modern bungalows on Northfield Drive.

5.3 The house uses existing natural materials and its modest design is appropriate in the Conservation Area setting. The scheme removes the existing building, and while this is a pleasing feature, it is below the size that would need conservation area consent to remove.

Particularly taking into account the benefits of reusing the existing materials, the replacement of the building with a small house which is itself appropriate to the Conservation Area, the historic character of the Conservation Area will be sufficiently maintained.

5.4 With regard to amenity of neighbouring occupiers, the side elevation of the house is 12.4 metres from the facing elevation of no 18 Northfield Drive. An upper floor window in the elevation of the new house serves a bathroom and would not result in loss of privacy to number 18 Northfield. No 18 Northfield has restricted outlook by virtue of a short rear garden and close boarded fencing and the upper part of the side gable of the house would be visible above the fence. The effect of the new house on outlook from no 18 would be similar to the effect of 13 College Square on 20 Northfield Drive. Given the existing building relationships in the vicinity of the application site it is considered that there will not be an unacceptable effect on residential amenity.

5.5 There is 10.7m between the facing elevations of 13 College Square and the proposed house. The windows of 13 College Square have evidently always faced directly into the site and been vulnerable to loss of privacy.

5.6 The use of the affected ground floor room is uncertain but is presumed to be a habitable room. It is apparent that the proposed house will be relatively conspicuous in the outlook from 13 College Square, although it can also be noted that the direct outlook from the relevant ground floor window is past the side of the house and the overall effect on the amenity of 13 College Square will not be so great as to justify refusal.

5.7 The access to the house is via a paved footpath from College Square, and the proposed house does not have an off-road parking space. Parking is permitted in this part of College Square, and there would be a walk of approximately 25 metres from College Square to access the house. The proposed house is close to the town centre where many facilities are accessible on foot and the lack of dedicated parking facilities would not compromise the amenities of residents of the new house. The surroundings include terraced houses which also do not have off road parking.

5.8 There is a precedent for pedestrian only access at West End Stokesley, where no 30 is accessed off Silver Street which is a pedestrian way. At an appeal for a further dwelling at 30 West End, the Inspector took the view that due to the proximity to town centre facilities, the lack of off street parking in such a sustainable location was not unacceptable and while nearby streets might be congested at certain times of the day, the circumstances of the proposed house would not be different from those of terraced houses nearby without parking facilities. The Inspector considered that any disruption during construction would be limited and be for a temporary period of time.

5.9 The applicants have submitted their intention to arrange a scheme to minimise disruption during the construction period. Such a scheme is not unprecedented and provided the scheme ensures minimal disruption to users of the path and College Square, this arrangement may be acceptable in principle.

5.10 Neighbouring occupiers have expressed concerns that the development may lead to parking on Northfield Drive. The use of Northfield Drive during the construction period can be precluded by the development scheme. Thereafter vehicular access to the new house is more likely to be from College Square, which is more direct than the route to Northfield Drive (which requires a trip via Springfield and Tameside). Satellite navigation systems to 21 College Square will route via College Square, and depending on the address of the proposed dwelling therefore, it is likely that given a College Square address, this would also apply to the new dwelling.

5.11 The views of the Highway Authority are awaited. However, it appears that the principle of the development for a single house is acceptable, subject to a scheme to manage access

during the construction period.

5.12 With regard to the concerns of neighbours, parking and the issue of access are discussed above and subject to an appropriate scheme for the construction phase the development will not adversely affect the footpath access. Amenity concerns are considered above and whilst the proposed house would clearly have a visual impact, in these particular circumstances it is not considered so great as to justify refusal, overall.

5.13 Due to its location, siting, design and materials the proposed house is appropriate in this locality and will not have a harmful effect on the amenities of neighbouring occupiers, or the surroundings and is able to comply with the above policies.

#### Recommendation

It is recommended that the application be **granted**, subject to any outstanding consultation response(s).

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) numbered 1617/1A; 1617/2B; received by Hambleton District Council on 6 January 2016 unless otherwise approved in writing by the Local Planning Authority.
3. 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.
4. The development hereby approved shall not be commenced until details of the foul sewage and surface water disposal facilities have been submitted and approved in writing by the Local Planning Authority.
5. The use of the development hereby approved shall not be commenced until the foul sewage and surface water disposal facilities have been constructed and brought into use in accordance with the details approved under condition above.
6. No dwelling shall be occupied until the boundary treatments shown on plan ref 1617/1A provided. All boundary walls, fences and other means of enclosure shall be retained and no part thereof shall be removed without the prior consent of the Local Planning Authority.
7. Prior to the commencement of the development there shall be submitted to and approved by the Local Planning Authority after consultation with the Local Highway Authority a detailed method statement relating to the programme of building works including arrangements for bringing all materials to the site, off-site and on-site storage of materials, plant and the parking of all vehicles and detailed requirements for parking for loading and unloading in relation to the development's construction. The approved details shall be adhered to for the full duration of the site clearance and construction works.

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. Application for the approval of all of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this decision and the development hereby approved shall be begun on or before whichever is the later of the following dates: i) Five years from the date of this permission ii) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
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. In order to avoid the pollution of watercourses and land in accordance with Local Development Framework CP21 and DP43
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6. To protect the amenity of the neighbouring residents and to ensure that the development is appropriate to the character and appearance of its surroundings.
7. To prevent building operations from obstructing the public highway to the detriment of the free flow of vehicular and pedestrian traffic.