

16/00149/FUL

**Proposed single storey extension to dwelling
at Baileys, Morton On Swale
for Mr Aldred Poulter**

1.0 SITE DESCRIPTION AND PROPOSAL

1.1 The site is occupied by a detached bungalow which is situated on a private road off the Northallerton to Bedale road (A684) within Morton on Swale. The rear garden of the property is a generous size and is well screened with trees, shrubs; a hedgerow and a boundary fence approximately 1.8 metres high.

1.2 The application seeks planning consent for a single storey extension to the south elevation of the bungalow. The materials for the proposed development would be brick and stonework with roofing tiles and UPVC windows and doors. All materials would match the existing bungalow.

1.3 Revised drawings were received on 17 February 2016 to redesign the extension in order to reduce the overall height of the extension. The amendment also reduced the projection of the extension at the front in an attempt to make the extension subservient to the main house.

1.4 The application is brought to the Planning Committee as the application is made by a relation of a current member of

2.0 RELEVANT PLANNING HISTORY and ENFORCEMENT

2.1 No history

3.0 POLICY

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 Parish Council – Response date 11 February 2016: No comment on behalf of Morton on Swale Parish Council

4.2 Neighbours - No response, expiry date 15 February 2016

4.3 Site notice - No response, expiry date 19 February 2016

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 or the visual appearance of the host building.

5.2 The host building occupies a very spacious plot and as such there is sufficient space to accommodate the enlargement of the bungalow as proposed. The single storey extension to the side elevation is subservient to the main dwelling and is considered to be of an acceptable design.

5.3 In terms of the size and form of the host building, the size and siting of the extension is considered to be in proportion and would not have a harmful impact upon the character and appearance of the host building or the street scene.

5.4 Given the scale and form of the proposed extension and the separation distances to the neighbouring properties along with boundary screening, it is considered that the proposed extension would not have any significant impact on the amenities of neighbouring residents in terms of overlooking, loss of privacy or impact on daylight.

5.5 Taking all of the above into account it is considered that the proposal would not cause significant harm to the amenities of the neighbours or the appearance of the host building or the wider surroundings. The application is therefore recommended for approval.

6.0 RECOMMENDATIONS

6.1 That subject to any outstanding consultations the application be **GRANTED** subject to the following condition(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 numbered 0083/ (OO) 2/A: received by Hambleton District Council on 18 January 2016; 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 18 January 2016 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 DP1, CP1, CP16, CP17 and DOMEX.
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.