

Parish: Bedale

Ward: Bedale

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Committee Date: 26 May 2016

Officer dealing: Mrs H Laws

Target Date: 31 May 2016

16/00463/FUL

**Construction of glazed rear extension to kitchen and family room.
at Heselton, 5 Wycar Terrace Wycar Bedale
for Mr Stephen Prince**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 Members deferred consideration of this application at last month's meeting to allow a site visit to be made and to request advice from the Council's Conservation Officer. The dwelling lies within a terrace of two storey properties on the southern side of Wycar, towards the western end of the town. The dwelling lies within the Bedale Conservation Area.
- 1.2 The principal elevation of the dwelling faces onto the front garden; the rear of the dwelling backs onto a shared parking area with the other dwellings within the terrace. The dwelling is L-shaped at two storey level with single storey outbuildings forming a rear yard area.
- 1.3 It is proposed to construct a single storey rear extension within part of the yard and on part of the footprint of an outbuilding, to create an open plan kitchen/family room. The remaining outbuildings and yard would be retained.
- 1.4 The proposed roof of the extension would be a lean to, the highest point of which would be stepped below the level of the eaves of the existing two storey lean to section of the dwelling. The roof would abut the side elevation of the neighbouring dwelling at number 6 Wycar Terrace. The roof of the extension, and the rear wall facing into the yard, would be glazed.
- 1.5 Three rooflights are proposed in the rear elevation of the dwelling. The existing first floor timber window in the rear elevation would be replaced with a upvc window frame.
- 1.6 The application is at Committee at the request of two of the Ward Members.

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 CP4 - Settlement hierarchy

Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets

Core Strategy Policy CP17 - Promoting high quality design

Development Policies DP1 - Protecting amenity

Development Policies DP28 - Conservation

Development Policies DP32 - General design

Supplementary Planning Document - Domestic Extensions - Adopted 22 December 2009

4.0 CONSULTATIONS

- 4.1 Bedale Town Council - the application is rejected. The Council felt that the all glass construction was not in keeping with the character of the construction of the terrace and other properties in the area.
- 4.2 HDC Conservation Officer - I have been asked to comment on the design of this single storey extension to the rear of the property within the Bedale Conservation Area.
In my opinion, this glass extension is an effective and suitable way in which to extend the property. The use of glass will enable the brick structure of the house and outbuildings to be read in its original form with the glass providing a modern element of infill. There will be no harm to the character of the Conservation Area as a result of this extension, therefore meeting the requirements of NPPF.
In addition, the character and appearance of the Conservation Area is preserved as required by the Act.
- 4.3 Site notice/local residents - no comments received (expiry date for representations 5/4/2016)

5.0 OBSERVATIONS

- 5.1 Section 72 of the Act requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of a conservation area. The issues to be considered include the effect of the extension on the character and appearance of the existing dwelling and surrounding Conservation Area and the impact on the residential amenity of neighbouring properties.
- 5.2 The NPPF paragraph 131 requires Local Planning Authorities to consider the desirability of new development making a positive contribution to local character and distinctiveness. LDF Policies CP16 and DP28 require new development to protect and enhance conservation areas.
- 5.3 The dwelling and its neighbours have a typical L-shaped design, with lean to protrusions extending rearwards from the rear elevations of the dwellings and single storey outbuildings enclosing a rear yard. The proposed extension would infill part of the yard area.
- 5.4 The lean to roof would be stepped below the eaves of the existing lean to and therefore retain the dominance of the original section and respect the existing scale and design of the dwelling. The proposed use of glazing introduces a new material to the property, which is a traditional brick and slate dwelling, but this would help to define the original part of the house and retain the prominence of the brickwork.
- 5.5 Although an extension across the rear yard is not a traditional feature of this terrace the simple design and large areas of glazing reinforces the different parts of original dwelling and extension. It is not considered that the proposed design and use of glazing would be contrary to LDF Policies CP17 and DP32.
- 5.6 The rear of the dwelling is not prominent from outside the site; the side wall of the ground floor extension would form the boundary. The proposed extension would not detract from the character and appearance of the surrounding Conservation Area and would be in accordance with LDF Policies CP16 and DP28 and in accordance with the NPPF.
- 5.7 The proposed roof attaches to the neighbouring dwelling at number 6 at no higher a level than the existing outbuilding, and is therefore below the level of the first floor

window that overlooks the application site. The window serves a bathroom and is obscure glazed. If the window is opened it would overlook the application site. The glazing of roof of the extension would not be obscure and therefore it would be possible for the neighbours to look into the extension thereby affecting the privacy of the residents. This is a matter of which the applicants are already aware and they state that they accept this situation. It is less likely that the residents within the extension could look up to and into the bathroom and the situation is no more harmful than already exists within the rear yard. The proposed development is not considered to be contrary to LDF Policy DP1.

5.8 The proposed development is acceptable and approval of the application is recommended.

6.0 RECOMMENDATION: that subject to any outstanding consultations the application be GRANTED planning permission 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 2015-08L(00)01, 05, 10A, 11 and 12 received by Hambleton District Council on 23 February 2016 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. 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.