

Parish: Northallerton
Ward: Northallerton South
14

Committee Date: 26 May 2016
Officer dealing: Mrs T Price
Target Date: 15 April 2016

16/00423/FUL

Alterations and extension to dwelling to create addition bedrooms and dining room at 1 Sladeburn Drive, Northallerton for Mr & Mrs P Schofield

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 1 Sladeburn Drive is a detached bungalow located within a predominately residential area characterised by bungalow development, some of which have accommodation in the roof space.
- 1.2 Planning permission is sought for alterations and an extension to create an additional bedroom and dining area. The roof height of the building would be raised by approximately 2m to allow for bedroom and bathroom accommodation at first floor level. The lobby and coal shed to the south west elevation would be demolished and replaced with a single storey dining area measuring 4.7m x 2.7m. The proposal has been amended to reduce the dormer massing by separating the volume into two elements. The entrance porch is high enough to create head height over the stair quarter landing, with a standard dormer to give light at first floor level.
- 1.3 Fenestration would include two double doors and a single window to the north east elevation, two single windows and a central double height window to the north west elevation, two double openings and a single storey window at first floor to the south west elevation and a single window and single roof-light to the south east elevation. Materials would include timber cladding, polycarbonate roof to the extension, and timber fenestration.
- 1.4 The site is bounded by a mixture of low fencing and hedging and slopes up from south to north.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 None.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

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

4.0 CONSULTATIONS

- 4.1 Highway Authority - No objections subject to conditions.
- 4.2 Town Council – Development will block out views, recommend refusal.

4.3 Public comment - A total of 15 objection letters have been received from 8 individuals and are briefly summarised below:

- Overlooking issues due to the increase in height;
- Turning bungalow into a house;
- Building work will clutter up the street;
- Not in keeping with the area;
- Development not within the building line;
- Plot too small for the works;
- Development will break the skyline;
- Loss of bungalows from the housing stock will have a detrimental impact on the availability of suitable older person housing;
- Development will result in increased rainwater runoff;
- Site is elevated and surrounding properties share roof heights;
- Along with current garage alterations, the scheme is an over-development of the site;
- A bat survey should be conducted if the roof is to be removed; and
- If approved work times should be restricted to protect amenity.

4.4 One letter of support has been received, summarised below:

- Proposed extension is attractive and will complement and enhance the area; and
- The development will provide suitable accommodation for a young family.

5.0 OBSERVATIONS

5.1 The main planning issues to take into account when considering this application relate to the impact of the proposed alterations on (i) the visual amenity and the character of the surrounding area and (ii) any impact on residential amenity and (iii) highway safety.

Visual amenity and character

5.2 The proposed extension has been designed to appropriately respect the general design and appearance of the original bungalow. The dwelling is set within a comfortable sized curtilage, measuring 35m x 16m. Although the extensions are relatively substantial they do relate appropriately to the scale of the existing dwelling and are proportionate to the plot size.

5.3 The proposed development would result in a building approximately 2m higher than the neighbouring dwelling, which would create a more dominant development form on this corner plot. However, this is not considered to be detrimental to the overall streetscape or character of the area. Whilst the area is typified by bungalow development there is no reason in principle why variations in building height cannot be accommodated.

5.4 It is considered that the introduction of a large entrance and dormer window would be no more intrusive in the street than the bungalow in its current state. Overall it is considered that the works are an improvement to that of the existing dwelling and would upgrade the look of the dwelling and introduce more sustainable materials.

5.5 The rendering of the main dwelling, particularly the front elevation, would, if considered, improve its appearance by creating a simpler, more uniform front elevation.

Residential Amenity

- 5.6 Neighbouring properties are located 29m away to the west, 26m away to the north east and 21m away to the south west. All are considered acceptable distances not to significantly affect privacy or amenity. The neighbouring property at no, 10 Hutchinson Drive, is located approximately 5m away. Glazing on this elevation is currently present in the form of three large windows. The proposed development is not considered to impact on neighbour amenity to any significant degree.

Highway safety

- 5.7 The Highway Authority has raised no objections to the scheme. As such the development is considered to have no detrimental impact on road safety.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations the application 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 drawing(s) numbered 2015-PSS-03B + 2015-PSS-05B received by Hambleton District Council on 08 March 2016 unless otherwise approved in writing by the Local Planning Authority.
 3. No above ground construction work shall be undertaken until details and samples of the materials to be used in the construction of the external surfaces of the development have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
 4. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements: (a) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority; (d) The crossing of the highway footway shall be constructed in accordance with the Standard Detail number E6; (e) Any gates or barriers shall be erected a minimum distance of 6 metres back from the carriageway of the existing highway and shall not be able to swing over the existing or proposed highway; and (h) The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway;
 5. Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 1995 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.
 6. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of

wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal. All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

7. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:
 - a. on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway
 - b. on-site materials storage area capable of accommodating all materials required for the operation of the site.
 - c. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

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 Policy DP32.
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4. In accordance with the policy and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
5. In accordance with the policy and 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.
6. In accordance with the policy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
7. In accordance with the policy and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.