

Parish: Scruton
Ward: Morton on Swale
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Committee Date: 23 June 2016
Officer dealing: Mrs H M Laws
Target Date: 24 June 2016

16/01002/FUL

**Construction of detached dwelling and associated outbuilding.
at Land To The North Of Springfield Station Road Scruton North Yorkshire
for Mrs Janet Crampton.**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site is a vacant grass paddock with hedgerows to the roadside boundary and to the boundary with Springfield, an adjacent single storey property to the south. Timber fencing forms the remaining two boundaries to the north, adjacent to the Coore Arms car park, and to the west, which abuts agricultural land.
- 1.2 Outline planning permission was granted in May 2015 for the construction of a single storey dwelling on this site. The current application is for full planning permission for the construction of a two storey dwelling. A detached building to provide a double car port, two stores and a log store is proposed to be sited at the northern end of the site, adjacent to the boundary with the pub car park.
- 1.3 The dwelling is of a contemporary style with a low eaves height (in part) and an asymmetric, steeply sloping roof. Large areas of glazing are proposed on the rear elevation. The first floor provides two bedrooms, one with a balcony, which are formed within the roof space. The ground floor accommodation includes an additional bedroom with en-suite, kitchen/dining area, lounge and utility room.
- 1.4 The dwelling would be finished in off-white coloured rendered blockwork and artificial slate with grey coloured, powder coated aluminium doors and window frames.
- 1.5 A row of overhead powerlines bisects the site in an east - west direction. Details have been submitted by the applicant that Northern Powergrid has estimated the cost of the diversion of the lines at approximately £47,000.
- 1.6 The application is presented to the Planning Committee at the request of the Ward Member.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 15/00221/OUT - Outline application for a single storey dwelling. Permission granted 1 May 2015 subject to a condition requiring the dwelling to be single storey. The reason for the condition: "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".
- 2.2 Planning permission has been granted to extend the Coore Arms car park into the same field, to the immediate north west of this application site (reference 14/01729/FUL, granted 22 October 2014).
- 2.3 15/02586/FUL - Construction of dwellinghouse and associated carport and storage building. Application withdrawn 19/2/2016.

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
Core Strategy Policy CP21 - Safe response to natural and other forces
Development Policies DP1 - Protecting amenity
Development Policies DP4 - Access for all
Development Policies DP9 - Development outside Development Limits
Development Policies DP28 - Conservation
Development Policies DP32 - General design
Development Policies DP33 - Landscaping
Interim Guidance Note - adopted by Council on 7th April 2015
National Planning Policy Framework - published 27 March 2012

4.0 CONSULTATIONS

- 4.1 Scruton Parish Council - voted on this planning application:
Two for approval, one for refusal and one 'no observations to make'.
There was also a request for the application to be decided by the planning committee.
- 4.2 NYCC Highways - conditions recommended.
- 4.3 Swale and Ure Drainage Board - The application states surface water drainage to sustainable system but gives no details. Please attach a condition requiring submission and approval of full details prior to commencement.
- 4.4 HDC Senior Scientific Officer - The PALC form submitted in support of the above application does not identify any potential sources of contamination and therefore I do not have any objections to this scheme.
- 4.5 HDC Corporate Facilities Manager - There is no mapped flood risk relating watercourse or surface water susceptibility by the Environment Agency, however information has been provided which shows surface water ponding on the agricultural land to the rear of the proposed development. From a flood risk perspective, the construction of both the bungalow permitted under the outline permission or the proposed development should take into account the risk associated with the surface water accumulating on the agricultural land to the rear of the proposed development. From a flood risk perspective, a two storey building provides a place to evacuate to in the event that the ground floor is flooded, in this instance I feel the risk is low, though understanding will be better informed if the level information is available.
- 4.6 Site notice/local residents - comments have been received from the residents of three nearby properties, which are summarised as follows:
1. The original planning was for one, single-story dwelling - the submitted plans are for a two-story house, which will be more than 42% higher than the adjacent bungalows already in situ.
 2. The plans for the house do not follow the building lines of the village, whereas the rest of the houses in the village, including the 3 bungalows, which are adjacent to the plot, do. As a result, this spoils and compromises the "openness" of the village.
 3. The finish of the building, which will be rendered block-work, with a plastic slate roof is not in keeping with the rest of the houses in the village, which are brick-built with a tiled roof.

4. Although not identified by the Environmental Agency as an area at risk of flooding this photograph illustrates that the land adjacent to the existing bungalows in Station Road Scruton is susceptible to flooding
5. The water was lapping against the rear wall of the Hawthorns and within 10cm of the height of the damp course level. The landowner has persevered to improve the drainage in this field over the last 2 years, however that does not guarantee that floods will not reoccur as it requires adjacent landowners 'downstream' to be equally vigilant with their maintenance of drainage routes to allow water to drain away.
6. Any new building in this vicinity needs to take into account the potential risk of flooding and factor in a suitable safety margin for the damp course level, but this will ultimately increase the height of any proposed building.
7. The application was titled "Outline application for a single storey dwelling". The application was presented for a single story dwelling, which was discussed, considered, recommended and approved. Throughout this document stress was placed on the fact that it was only to be a single story dwelling starting from point 1.1 in the first line.
8. The latest submission does have a detrimental impact on the open character of the area, because the main building is orientated transversally across the plot rather than parallel to the road and is therefore close to the boundaries at both the front and back and ignoring the 'well defined building line' established by the other properties along Station Road. At its closest point to the road the proposed building is a little over 3 metres from the boundary of the plot, whilst the existing neighbouring property, 'Springfield' is over 10 metres away at its closest point; three times as far away, therefore the proposed plan is totally disregarding the well-defined building line.
9. The proposed building would destroy the present open aspect enjoyed throughout the village
10. It will dominate and overlook the single storey properties in that area.
11. The diversion of the powerlines would obviously be expensive but may ultimately be a price worth paying as it removes the major constraining factor on the building's design
12. The application is totally out of keeping with the ambiance and character of its surroundings.
13. We have had a surveyor draw up plans which show that the dimensions of the plot and our bungalow (Springfield) on the submitted drawings are incorrect. This is deceptive and gives the impression that the proposed dwelling is smaller than it is
14. Concerned about the exact placement of the dwelling on the plot and whether the building will be significantly bigger than shown
15. Any proposal to dig down into the site may affect groundwater. Will it affect foundations or increase the risk of subsidence?
16. The proposed building would be 2m higher than Springfield
17. The alignment is in opposition to the neighbouring properties; it will exceed front and rear building lines causing overshadowing. Not compatible with the adjacent buildings
18. Rendered blockwork and artificial slate are out of keeping with the surrounding buildings
19. The site is prominent in the centre of the village and would have a poor visual impact, detrimental to the streetscene
20. It will not blend into the village; it will stand out like a sore thumb.
21. The proposed development is contrary to LDF Policy DP32 and criteria 2, 3, 4 or 6 of the Interim Policy Guidance.

5.0 OBSERVATIONS

- 5.1 The main issues for consideration in this case include the effect of the proposed development on the character and appearance of the streetscene and on the amenity of neighbouring residents.
- 5.2 The principle of a dwelling on this site was established with the grant of outline planning permission in May 2015, although this permission was specifically for a single storey dwelling. The type of dwelling proposed is a matter to be considered separately from the principle of a residential use and each detailed proposal must be considered on its merits in respect of the above issues, namely visual impact and effect on residential amenity.
- 5.3 Consideration of the outline application concluded that the construction of a single storey dwelling would appropriately respect the built form of the village and would not significantly change the character of the village or the countryside. No details of the form and design of the single storey dwelling were submitted and a further assessment of the reserved matters (including the scale and appearance of the dwelling) would be required for future approval. The consideration of the same issues (visual impact and effect on residential amenity) would be given to those details had a reserved matters application been submitted. In principle, a two storey dwelling that respects the scale, design and proportions of the site and the neighbouring dwellings could be acceptable and if a dwelling, which happens to be two storeys, is considered to be in accordance with LDF Policies then an application cannot be refused for the reason that the dwelling has more than one storey.
- 5.4 The village of Scruton is occupied by dwellings of a variety of types, styles and sizes including bungalows, dormer bungalows and full height two storey dwellings. There is no specific uniformity of style or design. The NPPF in paragraph 58 suggests that development should respond to local character and history and reflect the identity of local surroundings and materials, whilst not preventing or discouraging appropriate innovation. LDF Policy CP17 requires new development to achieve a high standard of design and respect and enhance the local context.
- 5.5 The group of buildings that lie to the north of the site around the older part of the village are very traditional in character, many being double fronted cottages. There are 3 other buildings (4 dwellings and the village hall) currently within the row of buildings, to the south of the application site. The neighbouring property immediately to the south, Springfield, is a particularly low level detached bungalow with a long ridge, in addition to an attached garage at the northern end of the dwelling. The semi-detached dwellings beyond, The Hawthorns and Witsend, are also bungalows with a low height and hipped roof. The property at the southern end of the row is the School House and village hall, a traditional building made up of different sections with different ridge and eaves heights. It is not considered necessary for the proposed development to repeat the character or appearance of the existing bungalows in this row of properties. The NPPF encourages Local Planning Authorities to consider innovative design, but LDF Policy CP17 requires development to respect and enhance the local context. It is considered that the proposed development does not reflect the form and design of any of the surrounding development and is therefore contrary to Policy CP17. The separation of the proposed dwelling from the neighbouring property is slightly greater than the existing separation between the dwellings and therefore ensures that its increased height would not overwhelm or dominate Springfield.
- 5.6 The proposed materials include painted render and artificial slate. There are several examples of white or off white painted render in the immediate vicinity of the site whilst local examples of roof material include natural slate, artificial slate, pantiles and concrete tiles. It is considered that the proposed materials would not be inappropriate in this location.

- 5.7 As stated above it is considered that there is sufficient separation between the proposed dwelling and Springfield for it not overwhelm and overshadow the adjacent bungalow. The orientation of the dwelling on the plot directly addresses the relationship to the neighbouring property. A balcony is proposed at first floor but this is set within the overhanging roof to the side of the dwelling that lies away from the boundary. The dwelling is orientated so that the balcony faces west so that, even leaning over the edge of the balcony, it would not be possible to view the rear elevation of Springfield. There are no windows in the side elevation facing Springfield; there are four rooflights but these are set high in the roofslope to avoid overlooking. The building line of the proposed dwelling would lie forward of the adjacent bungalow but the separation and orientation is such that it would not detract from the outlook of Springfield. The proposed development would not be contrary to LDF Policy DP1.
- 5.8 The proposed detached carport/store would lie adjacent to the boundary with the pub car park. The proposed building is an ancillary structure that would respect the character of the streetscene in respect of its scale, design and materials
- 5.9 Concern has been expressed regarding the potential for flooding of land adjacent to the application site and photographic evidence has been provided of surface water ponding on the neighbouring agricultural land. Additional information has been provided by the agent to illustrate the level of the flood water in relation to the level of the proposed development. It is understood that the landowner has undertaken works to assist in the drainage within the field, which should reduce the likelihood of flooding in the future.
- 5.10 The applicant has submitted information to explain why the proposed dwelling is sited at the southern end rather than centrally within the plot. The existing power lines cross the site in the middle and it is the preference of the applicant not to build beneath. The applicant has investigated the possible diversion of the power lines with Northern Powergrid but the estimated cost is excessive and would make the development un-viable. This is not directly relevant to the determination of the application and would not be a reason to grant permission unless all other matters are considered to be acceptable.
- 5.11 It is noted that there are no objections in terms of highway safety; conditions are recommended by the Highway Authority.
- 5.12 Prior to the determination of the outline planning application in 2015, consideration was given to the siting of the proposed dwelling in relation to the car park of the village pub. The proposed positioning of the carport/store along the northern boundary and the dwelling to the south is likely to protect the amenity of the future residents from noise and disturbance at unsocial hours.
- 5.13 The proposed dwelling is of a scale and design that does not respect the local context and would therefore detract from the appearance of the streetscene. Refusal of the application is recommended.

6.0 **RECOMMENDATION:**

That subject to any outstanding consultations the application be **REFUSED** for the following reason:

1. The proposed development is contrary to Local Development Framework Policies CP17 and DP32 which require development to be of a high quality of design, respect the local context and contribute positively to the townscape,

whilst respecting the scale of spaces and buildings in the area. The proposed dwelling would be of a form and design that is contrary to the context of its setting, thereby adversely affecting the streetscene. The proposed development fails to accord with criterion 2 of the Interim Policy Guidance which seek development which reflects the built form and character of the village.