

Parish: Stokesley

Ward: Stokesley

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Committee Date : 23 June 2016

Officer dealing : Mrs A Sunley

Target Date: 27 May 2016

16/00748/FUL

Demolition of garage and construction of a two storey and single storey extension to side of house.

at 51 Riversdene Stokesley North Yorkshire TS9 5DD

for Mr & Mrs P Kemp.

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is occupied by a large, two storey dwelling with a detached flat roofed double garage. The dwelling lies in a corner position within a prominently residential area off Riversdene, Stokesley.
- 1.2 The dwelling has an open-plan front garden and faces onto a cul-de-sac, the rear of the property has a generous sized garden which backs onto a parking area and footpath. The curtilage is screened by trees, shrubs and hedging with a combination of a wall with fencing.
- 1.3 The current application is for the demolition of the existing garage and construction of a two storey and a single storey extension to the side of the house.

2.0 PLANNING HISTORY

- 2.1 75/1220/FUL: Construction of a porch - Permitted
- 2.2 84/1136/FUL: Alteration and extension to an existing dwelling house - Permitted
- 2.3 08/00791/FUL: Alterations and extensions to existing dwelling - Permitted

3.0 RELEVANT PLANNING POLICIES:

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

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 - published 27 March 2012

4.0 CONSULTATIONS

- 4.1 Parish Council - Response date 27 April 2016: This council object this application and would like to request this application goes before the planning committee. This is an over-development of the site and will impact on the street scene of the cul-de-sac. The width of the house prior to the current application has already been extended by 45%. The new extension excluding the garage would more than double the width of the original house. With the garage as proposed forming a solid elevation block the total width would be over 2.6 times the original house and with the exclusion of the gate (to the right) completely fill the width of this wide plot which forms one full side of the cul-de-sac.

4.2 Neighbours - No response, expiry date 29 April 2016

4.3 Site notice - No response, expiry date 4 May 2016

5.0 OBSERVATIONS

5.1 The main planning issues raised by this application are; i) whether the proposed development would have a detrimental impact on the residential amenities of nearby properties and ii) whether the visual appearance and amenities of the surrounding area are harmed by the proposed development.

5.2 51 Riversdene is situated within a sufficiently large plot and is a sufficient size to accommodate the enlargement of the dwelling as proposed. The extensions would be sited on the southern elevation of the property and all would be linked through to the main dwelling.

5.3 The proposed two storey extension would involve the formation of a new bedroom with an en-suite and a utility room. The upper room would have a dormer window to the front and back.

5.4 The size and siting of these extensions would have little overbearing impact upon neighbouring properties as the separation distances to the adjoining properties are sufficient to avoid any significant overlooking or overshadowing issues.

5.5 Considering the scale of the proposed extensions and the separation distances along with boundary screening, it is anticipated that the proposed extensions would not have any significant effect on the amenities of neighbouring residents in terms of the outlook, overlooking, loss of privacy and impact on light.

5.6 The proposed extensions would be subservient to the main dwelling and in proportion to the form of the existing property, the proposed extensions are considered to be of a suitable scale and proportion and generally in compliance with Local Development Framework Policy and non-statutory guidelines on house extensions.

5.7 The single storey extension would form the replacement garage and would be attached to the two storey construction. Both structures would be completed in facing brickwork, concrete hanging tiles and concrete roof tiles, all materials would match the existing dwelling house.

5.8 The Parish Council has raised a number of concerns with regard to the scale of development and the resultant impact on the character of the cul-de-sac, effectively forming a built form along the entirety of this side of the cul-de-sac. However, there is already a very strong built form on this side of the street due to the existing double garage on the site. Other than the addition of a pitched roof to the flat roofed garage from the proposed development only adds a new 1.5 storey side extension to the existing house, in terms of additional built footprint. The continuation of the built form through to the existing boundary, replacing the existing garage is not considered to be harmful to the character of the area.

6.0 RECOMMENDATION:

6.1 That subject to any outstanding consultations the application is **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: P101, P102 and P103; received by Hambleton District Council on 1 April 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.

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 CP1, DP1, CP17, DP32, CP16 and DOMEX - Domestic Extensions SPD Dec 2009

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.