

Parish: Northallerton
Ward: Northallerton South
11

Committee Date : 21 July 2016
Officer dealing : Mr Peter Jones
Target Date: 26 July 2016
Date of extension of time (if agreed):

16/01240/FUL

**Proposed side extension to existing dwelling.
at 11 Millfield Crescent Northallerton North Yorkshire DL6 1AY
for Mr & Mrs P Sunley.**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The application site is at the end of Millfield Crescent in Northallerton. This is a quiet residential cul-de-sac. The application site is occupied by a detached bungalow set in the centre of the plot. The bungalow is formed in red brick with a concrete tile roof and UPVC windows and doors.
- 1.2 The boundary to the west of the bungalow is formed by a 1.5m high close boarded fence, whilst the southern boundary is formed by a line of tall trees.
- 1.3 The current application is for a side extension to the west elevation of the property, which would extend the form of the existing bungalow to form the new extension.

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 AND REPRESENTATIONS

- 4.1 Site Notice posted. No neighbour comments received.
- 4.2 Northallerton Town Council - No objections.

5.0 OBSERVATIONS

- 5.1 The main issues to consider in this case are; i) whether the development has any detrimental impact on the character or appearance of the host dwelling and ii) whether the development has any detrimental impact on the amenity of the occupiers of any neighbouring property.

Design and form

- 5.2 The application is for an extension to the existing bungalow. This extension effectively extends the development form to the side of the property. The existing bungalow is relatively diminutive in form with a pyramidal roof. The proposed extension will create a slightly more elongated ridged form extending the new ridge directly out from the existing roof form.
- 5.3 The Council's guidance on house extensions would normally seek a set down from the ridge line and a set back from the original facade in order to create an extension

that was subservient in form to the original dwelling. However, in this case taking into consideration the design and form of the existing bungalow, the size of the plot and the relationship to other properties in the vicinity, the lack of compliance is not significant in this case and will result in an acceptable development form, which is reflected elsewhere in the estate.

Residential Amenity

- 5.4 Thanks to the height, location and orientation of the proposed single storey extension, the proposed development will have no significant detrimental impact on the residential amenity of any neighbouring property in terms of privacy, daylighting or overshadowing.

Summary

- 5.5 Whilst the proposed development does not wholly comply with adopted guidance on house extensions, the proposed extension to this bungalow is not considered to be harmful to the character or appearance of the host dwelling, nor to the amenity of the occupiers of neighbouring dwellings and as such the application is recommended for approval.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations the application be **Granted** subject to the conditions set out below:

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 AJC007 received by Hambleton District Council on 20 June 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 Policy(ies) .
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.