

Parish: Sinderby

Ward: Tanfield

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16/01419/FUL

Committee Date: 18 August 2016

Officer dealing: Mrs H M Laws

Target Date: 15 August 2016

Date of extension of time: 26 August 2016

Alterations and subdivision of dwelling to form two dwellings

At The Old Post Office, Sinderby

For Mrs Rosina Gilboy

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site lies centrally within the village of Sinderby, on the eastern side of the village street. The application site forms part of a dwellinghouse, which is an end of terrace dwelling with a driveway to the side and detached garage to the rear.
- 1.2 The dwelling is currently a four bedroom property, which was originally two properties that formed part of a terrace of three units. The adjacent dwelling, Spring House, lies at the northern end of the terrace.
- 1.3 It is proposed to sub-divide the dwelling and create two dwelling units; each would be a three bedroom unit as it is proposed to provide an additional room within the roofspace to be served by rooflights and an existing dormer window on the rear elevation. The external alterations include the reinstatement of a door and the construction of a porch on the front elevation. The middle dwelling was previously known as Middling Cottage.
- 1.4 Parking is proposed at the front of the proposed dwelling, which would require the removal of the brick boundary wall. The existing parking for The Old Post Office is provided by a driveway on the southern side of the dwelling and this would be retained for the existing dwelling.

2.0 RELEVANT PLANNING & ENFORCEMENT HISTORY

- 2.1 09/00689/FUL - Alterations and extensions to dwelling to form two dwellings and alterations/extensions to outbuilding to form domestic garage/studio; Withdrawn 23 April 2009.
- 2.2 09/01800/FUL - Single storey rear extension, alterations and extension to outbuilding to form a domestic garage/studio; Granted 24 August 2009.
- 2.3 15/01777/FUL - Single storey rear extension; alterations and extensions to outbuilding to form a garage/studio and loft conversion; Granted 29 September 2015.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

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 DP4 - Access for all

Development Policies DP9 - Development outside Development Limits

4.0 CONSULTATIONS

- 4.1 Parish Council - No comments received.
- 4.2 Highway Authority - conditions recommended.
- 4.3 Public comments - a letter has been received from a neighbouring resident who confirms that he has no objection to the proposal.

5.0 OBSERVATIONS

- 5.1 The issues to be considered include (i) the principle of creating an additional dwelling unit in this location; (ii) the impact of the proposed alterations on the character and appearance of the dwelling and the surrounding area; and (iii) the impact on residential amenity.

Principle

- 5.2 The site falls outside Development Limits as Sinderby does not feature within the settlement hierarchy defined within Policy CP4 of the Core Strategy. Policy DP9 states that development will only be granted for development "in exceptional circumstances". The applicant does not claim any of the exceptional circumstances identified in Policy CP4 and, as such, the proposal would be a departure from the development plan. However, it is also necessary to consider more recent national policy in the form of the National Planning Policy Framework (NPPF) published in March 2012. Paragraph 55 of the NPPF states:

"To promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities. For example, where there are groups of smaller settlements, development in one village may support services in a village nearby. Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances".

- 5.3 To ensure appropriate consistent interpretation of the NPPF alongside Policies CP4 and DP9, on 7 April 2015 the Council adopted Interim Policy Guidance (IPG) relating to Settlement Hierarchy and Housing Development in the Rural Areas. This guidance is intended to bridge the gap between CP4/DP9 and the NPPF and relates to residential development within villages. The IPG has brought in some changes and details how Hambleton District Council will now consider development in and around smaller settlements and has included an updated Settlement Hierarchy.
- 5.4 In the 2014 settlement hierarchy contained within the IPG, Sinderby is defined as an "other settlement"; within the IPG small scale development adjacent to the main built form of the settlement "will be supported where it results in incremental and organic growth". To satisfy criterion 1 of the IPG the proposed development must provide support to local services including services in a village nearby. The facilities within Sinderby comprise a village hall. The only settlement within approximately 2km is Pickhill, which is a Secondary Village in the Settlement Hierarchy. It is accessible from Sinderby by the unlit road, which has no footway. Whilst Pickhill has a pub, a primary school and a church, there are no cycle paths, footpaths or bus routes linking the two villages. Crucially however, the distance between the proposed application site and the services in Pickhill by road is less than 2km, which is considered to be an acceptable separation allowed for in the IPG. It is considered that Sinderby and

Crakehall are capable of forming a cluster with sufficient facilities and services to support a sustainable community and would satisfy Criterion 1.

Character and appearance

- 5.5 The existing dwelling was originally two smaller properties in-keeping with the scale of the other dwelling in the terrace. The proposed alterations result in two smaller family homes, which would be lower in cost and more affordable than the existing dwelling.
- 5.6 The proposed alterations are minor and would not detract from the character of the dwelling and would have no greater impact on the appearance of the area. The removal of the boundary wall for parking at the front of the property would not detract from the character and appearance of the area.

Residential amenity

- 5.7 The site is already in residential use but approval of the application would effectively double the number of households. It is considered that the proposed subdivision of the rear and front gardens would result in adequate amenity space for each of the proposed dwellings and would provide private space for the properties; there would be no unacceptable overlooking or overshadowing as a result of the development, which would be no greater than currently experienced between the existing dwelling and its neighbour. The proposed development would be in accordance with LDF Policy DP1.

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. All new, repaired or replaced areas of hard surfacing shall be formed using porous materials or provision shall be made to direct run-off water from the hard surface to an area that allows the water to drain away naturally within the curtilage of the property.
 3. The permission hereby granted shall not be undertaken other than in complete accordance with the location plans and drawing numbered 09/0014/02A received by Hambleton District Council on 20 June and 6 and 28 July 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. To reduce the volume and rate of surface water that drains to sewers and watercourses and thereby not worsen the potential for flooding in accordance with Hambleton LDF Policies CP21 and DP43.
3. 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.