

Parish: Kirkby
Ward: Stokesley
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Committee Date: 13 October 2016
Officer dealing: Mrs A Sunley
Target Date: 10 October 2016
Date of extension of time (if agreed):

16/01853/FUL

Revised design for the alterations and extensions to dwelling (original design approved under reference 15/00990/FUL dated 24th September 2015) at Holiday Cottage, 1 Dromonby House, Kirkby In Cleveland for Mr & Mrs T Weston

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 The site is occupied by a group of converted outbuildings which are now used as dwellings. The site is in a relatively remote location between Great Busby and Kirkby and is set back from the road, and screened from public view by trees and shrubs.
- 1.2 One cottage has been sold off but the remainder remain within the ownership of Dromonby House estate, a grade II Listed Building in the near vicinity. The cottages are all linked which creates a quadrangle with an inner courtyard.
- 1.3 This application is a revised design for alterations and extensions to the dwelling (original design approved under reference 15/00990/FUL). The principal issues regarding this development were established and agreed within the consented development approved under reference 15/00990/FUL.
- 1.4 The revised proposal incorporates a glass walk-way on the inner side of the dwelling facing the courtyard, raising of the roof form to incorporate a second floor to provide a bathroom/dressing room and various alterations to windows, roof lights and door apertures. The proposed entrance vestibule and dormer windows have now been omitted from the scheme.
- 1.5 The alterations to the east elevation would consist of additional windows and several changes of window dimensions, roof light and door apertures. The changes to the inner, east elevation, adjacent to the courtyard would consist of re-positioning of two roof lights and replacing window and door apertures with a single storey glass walk-way.
- 1.6 Further revised drawings were received on 21 September removing the proposed dormer windows and the lobby from the east elevation.

2.0 RELEVANT PLANNING & ENFORCEMENT HISTORY

- 2.1 10/01540/FUL - Alterations to section of roof; Granted 17 August 2010.
- 2.2 11/01453/NMC - Non material change - raise height of gutter to raised section of roof to match adjacent cottage and provide window to 10/01540/FUL; Granted 28 July 2011.
- 2.3 15/00990/FUL - Extension and alterations to dwelling; Granted 24 September 2015.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

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
Development Policies DP28 - Conservation
National Planning Policy Framework

4.0 CONSULTATIONS

4.1 Parish Council - The Parish Council would like to see this application refused for the following reasons:

- The extension of the second storey along the north arm of the farm buildings [North Elevation and Sectional South Elevation (courtyard)] destroys the integrity of the set of courtyard buildings by breaking the roofline of the single storey run of that arm of the buildings; and
- The addition of dormer windows and a porch on the West Elevation are quite out of keeping and do not reflect the original use of the buildings.

The Parish Council would also like to make the following points:

- The owners of The Coach House, the fourth side of this set of courtyard buildings, are concerned that their access may be compromised during any building works;
- They also have concerns about access for maintenance to their septic tank which is positioned in one of the buildings to the east of those the subject of the current application and in the ownership of Mr. and Mrs. Weston;
- The Parish Council would request that it be made a condition of planning permission, if granted that the access to The Coach House should be kept clear of scaffolding, builders materials and vehicles, and vehicular access for the owners of The Coach House be kept open at all times during building work; and
- Access to the septic tank for maintenance should be made available at all times.

4.2 Public comment - A neighbour has raised concerns regarding the drive and the potential concerns regarding access obstructions due to contractors, suppliers' vehicles blocking the shared access.

5.0 OBSERVATIONS

5.1 The main planning issues raised by this application are whether the revised proposal would have a detrimental impact on (i) the residential amenities of nearby properties; or (ii) the visual appearance and amenities of the surrounding area; or (iii) the setting of the listed building.

Residential amenity

5.2 The neighbour's observations have been noted; However, the potential vehicle obstruction within this vicinity and septic tank issues do not fall under planning control. The potential obstruction during building does not raise any issues which would warrant a recommendation for refusal in this case.

5.3 Holiday Cottage 1 is of sufficient size and form to accommodate the creation of the proposed alterations. The new roof form is considered to be acceptable and would be in proportion In relation to the size of the existing dwelling. The proposed

extension would not have any significant effect on the amenities of neighbouring residents or the setting of the listed building.

Visual amenity and character

- 5.4 The glass walk-way would not be a vernacular addition to this type of dwelling. However, it is considered that due to the proposed materials and position of the walkway, concealed from public view, this addition would not be harmful to the character of the host building.
- 5.5 The proposed revised northern elevation would consist of a partial raised ridge to the original dwelling, with insertion of two roof lights and the alteration of window and door designs and openings. The raised roof ridge would link in with the roof ridge on the east elevation and would be in keeping with the neighbouring south roof ridge. This alteration is not considered to be harmful to the character of the host building.
- 5.6 The northern elevation is considered to be in keeping with the existing buildings and the use of traditional materials including reclaimed bricks and clay pantiles, with timber windows, will blend well with the existing building.
- 5.7 The Parish Council's observations have been noted. However, the revised drawings which were received on 21 September have addressed a few of the concerns highlighted. The concerns raised regarding the second storey along the north arm of the farm building are noted. However, the proposed detail echoes that exhibited in the neighbouring property which incorporates a broken roofline on the south elevation of the quadrangle.
- 5.8 The extensions and alterations would be designed to reflect the overall character of the existing dwelling, outbuildings and listed building and the construction would not be of a scale or size to impact upon the character and appearance of the surrounding dwellings

Listed building

- 5.9 While the buildings are detached from the listed building, the development has the potential to impact on its setting. However, in this instance the proposed modifications to the building are considered modest and would not impact on the setting of the listed building any more than the earlier permission.

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 numbered: 1349/9E and 1349/10F, 1349/8G; received by Hambleton District Council on 21 September 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 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, DP28, Domestic Extensions SPD Dec 2009 and the National Planning Policy Framework.
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.