

**Parish: Seamer**  
Ward: Hutton Rudby  
**15**

Committee Date: 5 January 2017  
Officer dealing: Mrs A Sunley  
Target Date: 9 January 2017

**16/02339/FUL**

**Alteration to existing roof height of single storey dwelling to create first floor accommodation and a single storey extension to front of the bungalow and the creation of a new access**

**At Debeviane, Hilton Road, Seamer  
For Mr & Mrs Simon Evershed**

## **1.0 SITE DESCRIPTION AND PROPOSAL**

- 1.1 The site is a detached bungalow with an attached carport and large detached garden sunroom /shed. The dwelling has a conservatory on the façade of the property, which is located centrally on the dwelling.
- 1.2 The bungalow sits within a large plot at an angle to the road frontage. The angled siting of the dwelling has created a very large front garden looking onto the highway and open fields and a relatively small rear garden that is adjacent to neighbouring properties.
- 1.3 This application seeks planning consent for alterations to the existing roof height to create first floor accommodation along with a single storey extension to the front of the bungalow and the creation of a new access.

## **2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY**

- 2.1 80/0818/FUL - Extensions to bungalow to include a car port; Granted 24 April 1980.
- 2.2 83/0565/FUL - Replacement vehicular access; Granted 26 January 1984.

## **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  
National Planning Policy Framework - published 27 March 2012

## **4.0 CONSULTATIONS**

- 4.1 Public comment - Four representations have been received; one in support and three objecting. The representation in support states that the proposal will enhance the village.

The grounds of objection are:

- The proposal would not be in keeping;

- It would be dominant within the road scene;
- It would block the sunlight to neighbouring properties;
- It would create privacy issues;
- The new access would create visibility issues; and
- The extension to the façade of the dwelling will be in front of the building line.

4.2 Parish Council – Seamer Parish Council have fully considered this development, received and noted the concerns from residents living in three properties adjacent to Debeviane and made a site visit and spoken to the applicants. We were pleased to note that Mr Evershed had shared his plans with his neighbours.

The Parish Council have outlined its views and concerns below.

1. Because of the prominence of Debeviane as a one story building we feel it might have a detrimental visual impact on the open character and appearance of the surrounding countryside.
2. At present the access to Hilton Road from Debeviane we feel is satisfactory and visibility acceptable from the Hilton direction but slightly less so from the Seamer direction. By moving access to the proposed location both access and visibility will become more hazardous. From the Hilton direction the road at this point is descending and there is a bend with limited visibility. Of concern to the parish council is, although the speed limit being 30mph, it is well documented that a lot of traffic travels well in excess of this speed along this section of road.

As the development proposal stands at present, Seamer Parish Council would request a site visit by the Planning Committee to determine the outcome of this Planning Application 16/02339/FUL

4.3 Highway Authority –The visibility splays available to the west (towards Hilton) at the existing access and the proposed access have been assessed as approximately 2.4 metres by 45 metres and 2.4 metres by 47 metres respectively. The visibility splays available at the existing access and the proposed access to the east (towards the centre of Seamer) have been assessed as 2.4 metres by 61 metres and 2.4 metres by 75 metres respectively. Therefore there would be a slight increase in the visibility that is available to the west and more so to the east from the proposed access. Consequently the Local Highway Authority recommends conditions.

## 5.0 OBSERVATIONS

5.1 The main planning issues raised by this application are (i) the scale and form of the proposal and its likely impact on the character of the area; (ii) highway safety; and (iii) whether the proposed development would have a detrimental impact on the residential amenities of nearby properties.

### Scale, form and character

5.2 The application proposes a remodelling of the dwelling including changes to door and window apertures and raising the roof of the existing bungalow to create a two storey dwelling. The existing conservatory to the façade of the dwelling would be demolished and replaced with a single storey extension.

5.3 The proposed single storey extension to the façade would be approximately 7875mm x 6300mm and would be constructed to form a large lounge. The roof of the main part of the house would be raised to create additional bedrooms, en-suites, a bathroom and a laundry room. The existing access would be blocked up at the south-west side of the property and a new drive would be positioned at the south-

east side. All the proposed materials for the construction would match or complement the existing dwelling.

- 5.4 The plot is almost square in form and lies on a slight bend off Hilton Road. The dwelling sits at an angle within this plot, thus creating triangle shaped garden areas to the sides of the property. The distance from the dwelling to the nearest neighbouring property is between 6 and 12 metres owing to the angled development form. These measurements are approximate and are taken from the rear (north) elevation of Debeviane to the side (corner) of Greenacres, the near neighbouring property.
- 5.5 The site is generally considered to be of sufficient size to accommodate the enlargement of the dwelling as proposed.
- 5.6 The objections have raised issues with regard to the dwelling not being in-keeping, being a dominant structure within the area and the proposed new extension being outside the forward building line.
- 5.7 The majority of the dwellings in this area are single storey or one and a half storeys high. However, there is one property off Hilton Road, which is two storeys high, approximately 50 metres away from the proposed development.
- 5.8 The proposed dwelling lies at an angle to the nearest neighbouring property and as such there is no coherent building line as it does not align with any other properties in the vicinity.
- 5.9 Hilton Road and Seamer exhibit a large diversity of properties, the proposed development is considered to be in-keeping and would not out of character in this location. The altered and extended dwelling would be a prominent feature adjacent to the highway, but the development proposal would be set well back from the road and would be positioned within a large plot which overlooks green fields on two sides and would be adjacent to other substantial dwellings within this area.

#### Highway Safety

- 5.10 The Highway Authority has assessed the scheme and consider the access to be acceptable, subject to conditions. Objections have raised questions about the visibility splays. However, the Highway Authority has measured the splay and is satisfied that the requisite visibility requirements are met. The proposed development is not considered to be harmful to highway safety.

#### Residential amenity

- 5.11 Due to the location and orientation of the property any limited overshadowing impact from the development is to the side elevation of the neighbouring property where there are understood to be no principle habitable rooms.
- 5.12 The windows to the upper, rear of the property would look mainly onto the side elevation of the neighbouring property. However, the agent has advised that these windows could be conditioned to contain obscure glass, if they were to cause detriment to privacy. A condition is recommended on this basis.
- 5.13 Due to the angled position within the plot, it is considered that the alterations and extension to the dwelling would not be of a scale or size to impact on the amenities of neighbouring residents in terms of overlooking, loss of privacy and impact on light.
- 5.14 Taking all of the above into account it is considered that the proposal would not

cause significant harm to the amenities of the neighbours or the appearance of the dwelling and the surroundings. The application is therefore recommended for approval.

## **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 drawings numbered: 16025 - 003, 004, 005, 006 and 101; received by Hambleton District Council on 21 October 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.
  4. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The works shall be implemented in accordance with the approved details and programme.
  5. No part of the development shall be brought into use until the existing access on to Hilton Road has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority in consultation with the Highway Authority. No new access shall be created without the written approval of the Local Planning Authority in consultation with the Highway Authority.
  6. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.
  7. Unless approved otherwise in writing by the Local Planning Authority there shall be no establishment of a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction on the site until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of: (a) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway; and (b) on-site materials storage

area capable of accommodating all materials required for the operation of the site. The approved areas shall be kept available for their intended use at all times that construction works are in operation.

8. The windows to the first floor, rear of the property shall be finished in opaque glazing and shall be maintained in this condition in perpetuity.

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, NPPF - National Planning Policy Framework 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.
4. In accordance with policy and in the interests of highway safety
5. In accordance with policy and in the interests of highway safety.
6. In accordance with policy and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
7. In accordance with policy DP3 and to provide for appropriate on-site vehicle parking and storage facilities, in the interests of highway safety and the general amenity of the area.
8. In order to protect the amenity of the occupiers of neighbouring property and to accord with the requirements of Development Policy DP1 of the Hambleton Local Development Framework.