

Parish: Thormanby
Ward: Raskelf & White Horse
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Committee Date : 5 January 2017
Officer dealing : Mrs J Forrest
Target Date: 26 December 2016
Date of extension of time: 6 January 2017

16/02380/FUL

**First floor extension to dwelling.
at The Old Black Bull Thormanby North Yorkshire YO61 4NN
for Mr Peter Gibson.**

1.0 SITE DESCRIPTION AND PROPOSAL

- 1.1 This application was deferred from the Planning Committee meeting on 8 December 2016 to enable a site visit to be made to consider the proposal in the context of the site and the in relation to the extensions and alterations at the property previously undertaken.
- 1.2 The proposal seeks to form a first floor extension (5.7m x 5.2m plan area) above the existing single storey protrusion on the north east elevation of the existing semi-detached dwelling. The eaves height of the extension is proposed to be 2.35m above the floor level of the balcony and the ridge height is proposed to be 4.8m above the balcony.
- 1.3 The extension would be of oak frame construction, with glazing to rear and one side and finished in oak on the side facing the immediate neighbouring property, The Old Rectory. The extension is proposed to have a slate roof, in contrast to concrete tiles on the main building. The applicant has explained the wish to use slate as it is superior to the concrete product and used in conjunction with the green oak frame will create visual interest and break-up the domination of red concrete tiles on the building.
- 1.4 The substantial private rear garden is enclosed with a mixture of fencing and a boundary hedge and is not overlooked at the rear.
- 1.5 The application is referred to the Planning Committee for decision because the applicant is a civil partner of a Member of the Council.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 14/00083/FUL - Conversion of detached garage to form an annexe and single storey extension to side of dwelling; Granted 6 March 2014.

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 DP32 - General design
Development Policies DP1 - Protecting amenity
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

4.0 CONSULTATIONS

- 4.1 Parish Council - No responses received, expired 30 November.

- 4.2 Site notice (put on telegraph pole outside dwelling) and neighbour notifications - No responses received, expired 7 December.

5.0 OBSERVATIONS

- 5.1 The main issues to be considered in this case relate to the impact of the proposal on the character and appearance of the dwelling, any impact on the character of the area and the amenities of the nearby neighbours.
- 5.2 The proposed extension is minor in scale compared to the existing dwelling, the size of the existing plot and garden space, therefore it is considered to be in proportion. It would be generally constructed of appropriate complimentary materials, the use of an oak frame follows the use of an oak frame for a single storey extension on the rear of the dwelling. Although the use of slates would contrast with the concrete tile roof of the dwelling slate is not, however, an alien material in the village; it is used on the adjacent property, The Old Rectory. The proposed extension would be set well back from the village street and would only be seen fleetingly by passers-by. It is considered that it would not have a harmful impact upon the character and appearance of the dwelling or the village.
- 5.3 It is considered that the size and siting of the proposed extension would not have an overbearing effect in neighbours. Further, as it would build over an open balcony area, there would be no significant increase in potential overlooking and no windows are proposed to face towards the neighbouring dwelling, The Old Rectory and there are no openings on the facing elevation of the Old Rectory.
- 5.4 The proposal is considered to comply with the requirements of the Policy of the Local Development Framework.
- 5.5 It is considered that the proposed development will not have a harmful impact upon the character and appearance of the dwelling or the streetscene. The amenities of the neighbours will not be significantly affected. The proposal therefore complies with the Hambleton Local Development Framework.

6.0 RECOMMENDATION:

- 6.1 That subject to any outstanding consultations the application be **GRANTED** subject to the following condition(s)

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 Plan 01 received by Hambleton District Council on 9 November 2016 unless otherwise approved in writing by the Local Planning Authority.

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 Policy(ies) DP1, CP1, CP16, CP17 and National Planning Policy Framework.