

Parish: Knayton with Brawith
Ward: Bagby and Thorntons
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Committee date: 14th September 2017
Officer dealing: Miss Charlotte Cornforth
Target date: 31st August 2017

17/01296/FUL

Proposed side extension and front porch
At 1 Moor Rise, Knayton
For Mr Peter Johnson

This application is referred to Planning Committee at the request of Councillor Baker.

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 Moor Rise is a semi-detached, brick built property located within the settlement of Knayton immediately adjacent to the village conservation area.
- 1.2 As you approach the settlement of Knayton from the A19 and bear right to enter the main part of the village, the dwelling of 1 Moor Rise is prominently located on the corner. It therefore occupies a highly visible position in the street scene due to its corner orientation and the relatively low hedges on the northern and eastern boundaries.
- 1.3 The Conservation Area boundary of Knayton is adjacent to the north and east boundaries of the site and includes the grass verges adjacent to the application site.
- 1.4 The applicant has stated that the dwelling is being brought up to modern standards internally. The application proposes a conservatory which would be used as a space for painting and pottery work.
- 1.5 Members should note that the front porch is permitted development and as such is not considered in the determination of this application.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 There is no relevant planning or enforcement history regarding the site

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

CP1 - Sustainable development
DP1 – Protecting amenity
CP16 – Protecting and enhancing natural and manmade assets
DP28 – Conservation
CP17 – Promoting high quality design
DP32 – General design
SPD- House Extensions
National Planning Policy Framework

4.0 CONSULTATIONS

- 4.1 Parish Council – no objections

4.2 Neighbours and Site Notice – no comments received.

5.0 OBSERVATIONS

5.1 The main issues to be considered are: i) the impact of the proposal on the character and appearance of the host building; ii) the impact on the setting of the Knayton Conservation Area and; iii) the impact of the development upon the amenities of the nearby neighbours

Character of Host Building

5.2 As you approach the settlement of Knayton from the A19 to the west and bear right to enter the main part of the village, 1 Moor Rise is on the corner, occupying a highly prominent position in the street due to its corner orientation and the relatively low hedges on the northern and eastern boundaries. As such it is crucial that alterations to the eastern elevation accord with the design and form of the host dwelling.

5.3 Matters of concern have been raised with the planning agent regarding the form and roof design. No amendments to the original submission have been received.

5.4 Policy DP32 (General Design) of the Hambleton Local Development Framework requires that proposals must respect local character and distinctiveness and that development should take every opportunity to create good design that respects and safeguards key views. Similarly, the National Planning Policy Framework recognises the importance of good design and notes that developments should be visually attractive as a result of good architecture.

5.5 The proposal seeks an extension to the eastern elevation of the host dwelling. This extension is a conservatory, with a brick plinth wall, glazing to the sides and to the roof. It will have a hipped roof design and will be constructed from Upvc.

5.6 As a result of its prominent positioning, the roof form and glazing, it is considered that the proposal does not respect the local character and distinctiveness or the solid traditional design of the host dwelling and as such fails to accord with the requirements of Local Development Framework policy or the Hambleton SPD on House Extensions.

Impact on the setting of the Conservation Area

5.7 Whilst the application site itself is not located within the Knayton Conservation Area, the Conservation Area boundary is immediately adjacent to the site to the north and east and includes the grass verges adjacent to the application site. The property, whilst of little architectural merit in itself is a gateway site in the Conservation Area and as mentioned previously is in a very prominent location. It is considered that the proposal needs to be assessed in terms of its setting upon the character and appearance of the Knayton Conservation Area.

5.8 Section 72 of the Planning (Listed Buildings and Conservation Areas) Act 1990 requires the Council to have special regard to the desirability of preserving or enhancing the character or appearance of the Knayton Conservation Area.

5.9 It is considered that due to its prominent positioning, the roof form and the amount of glazing, the proposal does not preserve or enhance the character or appearance of the setting of the Knayton Conservation Area or the street scene as a whole.

5.10 Consequently the scheme would result in a harmful impact on the visual amenity of the locality and the setting of the Conservation Area and fails to comply with Policies CP1, DP1, CP16, CP17, DP28 and DP32.

6.0 RECOMMENDATION

That subject to any outstanding consultations permission is **REFUSED** for the following reasons:

It is considered that by virtue of its positioning, roof form and use of materials, the proposed extension (conservatory) to the eastern elevation of the dwelling of 1 Moor Rise would be a prominent and inappropriate feature on the host building and within the street scene and has a harmful impact on the setting of the adjoining Knayton Conservation Area. The proposal is therefore considered to be contrary to policies CP1, DP1, CP16, CP17, DP28 and DP32 and the Hambleton House Extensions SPD.