

Parish: Easingwold
Ward: Easingwold
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Committee date: 12 October 2017
Officer dealing: Laura Chambers
Target date: 19 October 2017

17/01260/OUT

**Construction of a detached dwelling with associated garage and access
At Wayside, 1 Oulston Road, Easingwold
For Mr Andrew Tooze**

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

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 Wayside, 1 Oulston Road is one of a pair of semi-detached dwellings on the eastern side of the street. The plot has vehicular access to the front with a driveway to the side of the house leading to the detached single garage of 1 Oulston Road. The property is the first of two pairs of semi-detached dwellings of a similar style to the north of the site, to the south of the site is a detached bungalow with attached flat roof garage to side.
- 1.2 The site is adjacent to but not within the Easingwold Conservation Area, which encompasses a small number of properties on the western side of the street. The street has a suburban residential character with some mature trees opposite the application site; however there are no trees within the site.
- 1.3 The matters for approval at this stage are the principle of development and access, the remaining matters, i.e. appearance, landscaping, layout and scale would be for a later application if this is approved.
- 1.4 Permission is sought to subdivide the plot in order to introduce an additional detached dwelling to the side of the existing property. This would include demolition of the existing detached garage and single storey side extension on the south side of 1 Oulston Road. Indicative details of layout and appearance have been submitted. The existing access is proposed to be widened in order to form a shared access with parking proposed to the front of existing and new properties.
- 1.5 Improvements have been secured in the form of an indicative layout showing the full extent of the site, which better illustrates the proposed dwelling in context.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 None.

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 CP8 – Type, size and tenure of housing
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 DP3 - Site accessibility
Development Policies DP4 - Access for all

Development Policies DP8 - Development Limits
Development Policies DP10 - Form and character of settlements
Development Policies DP30 – Protecting the character and appearance of the countryside
Development Policies DP32 - General design
Development Policies DP33 - Landscaping
National Planning Policy Framework (NPPF)

4.0 CONSULTATIONS

- 4.1 Parish Council – Wishes to see the application refused; considers it to be over development of the site.
- 4.2 Highway Authority – No objection subject to conditions.
- 4.3 Yorkshire Water – No comment to make.
- 4.4 Environmental Health Officer – No objection.
- 4.5 Public comments – following public consultation six objections have been received, these are summarised as follows:
- Overdevelopment of the site;
 - Loss of garage to existing property;
 - Out of character with surrounding area in terms of plot size;
 - Detrimental to the street scene;
 - Potential to increase surface water flooding;
 - Application does not propose affordable housing or housing for the elderly;
 - A bungalow would be more acceptable;
 - There is not a need for the house proposed;
 - Overlooking/loss of privacy;
 - Loss of a view;
 - Loss of amenity space to existing property;
 - Indicative house design is out of keeping with the area;
 - Loss of on-street parking to form access;
 - Increased accident risk due to new access;
 - Impact on the setting of the Easingwold Conservation Area;
 - Future extensions of the proposed property under permitted development rights could bring it closer to existing properties;
 - Loss of property value; and
 - Bins may be left at the front of the property.

5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) principle of development; (ii) access and highway safety; (iii) design; and (iv) impact on the Easingwold Conservation Area.

Principle of Development

- 5.2 The application site is within the development limits of Easingwold and as such, residential development is acceptable in principle, subject to compliance with other relevant policy requirements. The area is residential in nature with a variety of house types and styles reflecting development over different periods, the introduction of a further dwelling would again therefore be acceptable in principle.
- 5.3 The application does not specify the scale of the proposed development, an assessment of whether it would address identified housing need (i.e. for smaller two

and three bedroom properties) could only be made once the design has been finalised. Details of how surface water drainage will be dealt with are not available at this stage however Yorkshire Water raises no objections to the principle of development, drainage details could be secured and assessed as part of a reserved matters submission.

Access and Highway Safety

- 5.4 The assessment of North Yorkshire County Highways is that a suitable vehicular access from Oulston Road to serve both properties can be achieved along with sufficient parking arrangements made within the two plots. On that basis no objections have been raised subject to standard conditions.
- 5.5 While acknowledging that the existing arrangement for the semi-detached properties in the street is driveways to the side with detached garages set towards the rear, this is not uniform throughout the street. Some properties are served by attached garages with parking area to the front; others do not have dedicated in-curtilage parking provision. Parking provision within front gardens is apparent within the locality and would adequately serve the proposed dwellings. Concerns have been raised with regards to landscaping that could be utilised to soften the appearance of parking areas; this application does not seek to deal with landscaping and would be dealt with at reserved matters stage. Notwithstanding this, the indicative layout does denote borders to the front and side that could accommodate landscaping.

Design

- 5.6 One of Hambleton's strategic planning objectives, set out in The Core Strategy Local Development Document (2007), is "To protect and enhance the historic heritage and the unique character and identity of the towns and villages by ensuring that new developments are appropriate in terms of scale and location in the context of settlement form and character."
- 5.7 Policies CP17 and DP32 require the highest quality of creative, innovative and sustainable design for buildings and landscaping that take account of local character and settings, promote local identity and distinctiveness and are appropriate in terms of use, movement, form and space.
- 5.8 The National Planning Policy Framework Planning supports this approach and, at paragraph 64, states that planning permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area and the way it functions.
- 5.9 A supporting statement has been submitted. It describes the character of the surrounding area as a residential area of 20th and 21st century two-storey brick built dwellings on the edge of Easingwold. No site features worthy of retention were identified.
- 5.10 At this stage, the design proposed has not been finalised, however the statement identifies that traditional brick and clay pantiles would be appropriate materials in order to be in keeping with the character of the area, and features such as a bay window would be reflective of existing properties. It is apparent from the statement that design options are being considered but that the basis for this is the aim of reflecting local vernacular. This would be assessed in greater detail at reserved matters stage should this application be approved.
- 5.11 The plot the existing property occupies is substantial with a generous rear garden and wide side garden, being the first of a run of semi-detached properties the application plot has a notably wider side garden than those between the properties to

the north. The variety in house types in the vicinity are reflected in a variety of plot sizes and forms, as such there is not a uniformly characteristic plot size or layout that could be said to define the street. Subdivision and the introduction of an additional dwelling would not therefore be detrimental to the character of the area.

- 5.12 While the plot enjoyed by 1 Oulston Road at present would be evidently altered, parking and private amenity space would still be afforded for both the existing and proposed property. The development would not therefore be detrimental to the amenity of future occupants of either property.
- 5.13 The space available within the site is sufficient for an additional single dwelling to be accommodated while still achieving necessary separation distances in order to protect privacy and prevent overlooking. The finalised design will need to take account of window arrangements and room layouts but there is nothing to suggest at this stage that an appropriate layout could not be achieved, the scheme would not cause a significant detrimental impact on the amenity of neighbours. Issues raised by objectors including the loss of a view or property value are not material planning considerations and cannot be considered in assessing the proposed design.

Heritage assets

- 5.14 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 Easingwold Conservation Area.
- 5.15 On assessment of the application it is considered that it would not lead to harm to heritage assets. The site is not within the Easingwold Conservation Area, but rather the boundary of the conservation area encompasses the Edwardian terrace of properties on the western side of Oulston Road. Those properties are identified in the Conservation Area appraisal as fine examples of their type, however the appraisal goes on to describe the remainder of Oulston Road as being later 20th Century suburban developments in very different in character to the Conservation Area. This assessment makes clear the reason the remainder of Oulston Road is not included in the Conservation Area.
- 5.16 The proposed development would be in keeping with the suburban form of Oulston Road and would not therefore diminish the setting of the Conservation Area.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **GRANTED** subject to the following conditions:
1. Application for the approval of all of the reserved matters shall be made to the Local Planning Authority not later than three years from the date of this decision and all of the development hereby approved shall be begun before the expiry of whichever is the later of the following: i) Three years from the date of this permission; ii) The expiration of two years from the final approval of the reserved matters or in the case of approval on different dates, the final approval of the last such matter to be approved.
 2. The permission hereby granted shall not be undertaken other than in complete accordance with the location plan received by Hambleton District Council on 26/06/17 unless otherwise agreed in writing by the Local Planning Authority.
 3. This outline permission is for no more than one dwelling.

4. The development shall not be commenced until details of the following reserved matters have been submitted to and approved by the Local Planning Authority: (a) the layout, scale and appearance of each building, including a schedule of external materials to be used; (b) the landscaping of the site.
5. The external surfaces of the development shall not be constructed other than of materials, samples of which have been submitted to and approved in writing by the Local Planning Authority prior to the commencement of the development.
6. The development hereby approved shall not be commenced until details of the foul sewage and surface water disposal facilities have been submitted and approved in writing by the Local Planning Authority.
7. Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements: (a) The existing access shall be improved with 6 metre radius kerbs and that part of the access road extending 6 metres into the site shall be constructed in accordance with Standard Detail number E6d; and (b) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway, which shall be maintained thereafter to prevent such discharges.
8. No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The statement shall provide for the following in respect of the phase: (a) the parking of vehicles of site operatives and visitors; (b) loading and unloading of plant and materials; (c) storage of plant and materials used in constructing the development; and (d) measures to control the emission of dust and dirt during construction.

The reasons are:

1. To ensure compliance with 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, CP2 and CP17.
3. To limit the scope of the permission to that sought in the application.
4. To ensure that the design of the buildings are appropriate to the context and provides for the amenity of the future occupiers and neighbours without harm to highway safety and complies with the Local Development Plan particularly Policies CP1, DP1, CP17 and DP32.
5. To ensure that the external appearance of the development is compatible with the immediate surroundings of the site and the area as a whole.
6. In order to avoid the pollution of watercourses and land in accordance with Local Development Framework CP21 and DP43

7. In accordance with policy CP2 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
8. In accordance with policy CP2 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.

Informatives

1. This planning permission is liable to the Community Infrastructure Levy adopted by Hambleton District Council on 7th April 2015.
2. The applicant is advised that prior to the initial occupation of any individual dwelling hereby permitted, the following bins and recycling box conforming to European Standard EN840 should be provided by the developer for the exclusive use of the occupants of that dwelling:

1 x 240 litre black wheeled bin for general waste
1 x 240 litre black wheeled bin with a blue lid for mixed household recycling; and
1 x 55 litre blue recycling box for glass bottles and jars.

In order to guarantee EN840 compliance the Council will only collect from bins and boxes sourced from Hambleton District Council - Waste and Streetscene.

If the developer does not pay for bins and boxes, each new resident will be required to pay for them. In the event that no payment is made, the Council will not collect waste and recycling from the dwelling concerned.

Further details of the Council's Waste and Recycling Collection Policy and the charges for bins and boxes is available at www.hambleton.gov.uk or by telephoning 01609 779977.

3. You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.