

Parish: Seamer
Ward: Hutton Rudby
12

Committee date: 9 November 2017
Officer dealing: Mr K Ayrton
Target date: 10 November 2017

17/01871/FUL

Replacement with new dwelling
At 5 Stainton Road, Seamer
For Mr & Mrs Andrew & Allison Routledge

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

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The application site is located in the settlement of Seamer. It is accessed off a private drive off Stainton Road, which serves four properties. There are additional properties to the west, including a bungalow that appears to sit at a slightly elevated position; and 1 ½ storey property to the north, which sits at a lower level. The majority of properties within the area are bungalows, although there are several that have accommodation in the roof space.
- 1.2 The site currently accommodates a fire damaged bungalow. The supported design and access statement confirmed that the existing property was subject to fire and has sustained significant damage, which has resulted in the structure being beyond repair.
- 1.3 The proposal is to demolish the existing structure and replace it with a building of single-storey form making use of the roof space for an upper floor. The footprint of the development would be broadly the same as existing.
- 1.4 The main difference compared with the existing dwelling is the increase in the ridge height to allow for additional living accommodation in the form of three bedrooms to the first floor. The ridge height would be approximately 1.1 metre higher. There would also be several roof lights and dormer windows inserted mainly into the roof plane to the rear (north) elevation.
- 1.5 Access and parking arrangements would be similar to those existing.

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 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 DP32 - General design
National Planning Policy Framework (2012)

4.0 CONSULTATIONS

4.1 Parish Council – Objects for the following reasons:

- The plans do not give an accurate representation;
- Adjacent properties are all single storey and the proposal would be out of context;
- The site is on an elevated position, which would impact on light to Garthside House;
- Raising the dwelling by a full storey will impact on neighbours; and
- Concerns with potential impact from drainage run-off

4.2 Highway Authority – No objection subject to parking condition.

4.3 Northumbrian Water –The developer should develop their surface water drainage solution by working through the following, listed in order of priority: discharge into ground (infiltration); discharge to a surface water body; discharge to a surface water sewer, highway drain, or another drainage system; and as a last resort, discharge to a combined sewer.

4.4 Public comments – Five comments received making the following comments:

- The proposed dwelling is significantly taller;
- Overlooking;
- The design would not be in keeping with the surrounding properties;
- Impact on sunlight; and
- Concerns over a 2.5m variation in ground floor levels between the proposed dwelling and an adjacent dwelling.

5.0 OBSERVATIONS

5.1 The main issues to consider are: (i) the principle of development in this location; (ii) the impact upon the character and appearance of the surrounding area; (iii) the impact upon the amenity of neighbouring occupiers; and (iv) highway safety

Principle

5.2 The property is located within the Development Limits of Seamer. It is considered that the existing bungalow is not a high quality example of architecture and lacks any local distinctiveness. It is clearly evident that it has suffered from significant fire damage. The replacement of the property is acceptable in principle and in accordance with policy subject to detailed consideration of its character and appearance and other potential impacts.

Character and Appearance

5.3 The plot is approximately 0.1 hectares in size, which is consistent with others in the surrounding area. The drive to the property rises with the property sitting at an elevated position compared with the neighbouring properties, most notably to the north. However, these are existing attributes of the site and do not arise from the proposed replacement dwelling.

5.4 Concern has been raised in representations about the amount of detail in the submission. However, the submitted plans are considered to be sufficiently detailed to allow a reasoned assessment of the application. The siting is comparable to the existing dwelling, providing a comparable amount of amenity space, and is considered to be acceptable.

- 5.5 The scale of development would change, with the height of the proposed dwelling approximately 1.1 metres above the ridge line of the existing building. This is to allow the roof space to accommodate additional living accommodation and the increase in height is considered to be relatively modest. When viewed in the context of the surrounding properties, which vary in height and appearance, this would not be harmful to the character or appearance of the area.
- 5.6 The appearance is of a traditional form using brick and concrete tiles. There are some more contemporary touches through the use of glazing, most notably to the projecting gable on the front elevation, which includes a Juliet balcony.

Neighbour amenity

- 5.7 Perhaps the most significant change in terms of the likely impact on neighbours is the introduction of roof lights and dormer windows into the rear elevation, which faces Garthside to the north. The facing side elevation of Garthside includes ground and first floor windows serving a bathroom, the kitchen and a bedroom. The kitchen and bedroom are served by additional windows to the front and rear of the property. The separation distance between the main rear of the proposed dwelling and the side of Garthside would be approximately 15.5 metres. The new elevation, with the increase in ridge height, roof lights and dormer windows would be more visible from the rear garden of Garthside. However, even when taking into consideration the change in site levels, the separation distance is sufficient to ensure there would be no adverse impact on the amenities of neighbouring residents in terms of overlooking, loss of privacy or overshadowing.
- 5.8 In coming to this view, it is recognised that retaining the current boundary hedge would offer a good level of screening between the proposed dwelling and Garthside. It is understood that this hedge is within the ownership and control of the applicant. Without the hedge, there would be a greater degree of overlooking, so it would be reasonable to attach a condition requiring the retention of the hedge.
- 5.9 The impact on other residential properties would be minimal. The first floor windows introduced to the gables are at high level, so avoid overlooking. The proposed Juliet balcony to the front would look out onto the front parking area, and avoid looking onto the more private rear gardens of neighbouring properties. Therefore it would not be harmful to the amenities of neighbours.

Highways

- 5.10 The proposed access arrangements are the same as existing. This provides on-site car parking and manoeuvring space. The Highway Authority has not raised any objection.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission 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(s) numbered 02A, 03A, 04A and 05 received by Hambleton District Council on 24 August 2017 unless otherwise approved in writing by the Local Planning Authority.

3. No above ground construction work shall be undertaken until details and samples of the materials to be used in the construction of the external surfaces of the development have been made available on the application site for inspection (and the Local Planning Authority have been advised that the materials are on site) and the materials have been approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
4. Prior to development commencing detailed cross sections shall be submitted to and approved in writing by the Local Planning Authority, showing the existing ground levels in relation to the proposed ground and finished floor levels for the development. The levels shall relate to a fixed Ordnance Datum. The development shall be constructed in accordance with the approved details and thereafter be retained in the approved form.
5. No part of the existing boundary hedge along the northern boundary(ies) of the site shall be uprooted or removed and the hedge shall not be reduced below a height of 1.8 metres other than in accordance with details that have been submitted to, and approved by, the Local Planning Authority. Any hedging removed, dying, becoming seriously damaged or becoming seriously diseased shall be replaced by hedging of similar size and species to existing unless otherwise agreed in writing by the Local Planning Authority.

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 Policy DP32.
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. To ensure that the development is appropriate in terms of amenity in accordance with Local Development Framework Policies CP1 and DP1.
5. To safeguard the amenities of occupiers of adjoining residential property in accordance with Local Development Framework Policies CP1 and DP1.

Informatives

1. 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.

2. This planning permission is liable to the Community Infrastructure Levy adopted by Hambleton District Council on 7 April 2015.