

Parish: Whorlton
Ward: Osmotherley & Swainby
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Committee date: 7 December 2017
Officer dealing: Mrs A Sunley
Target date: 21 December 2017

17/02326/FUL

Alterations and extension to dwelling to form a sun lounge, entrance hall, office and utility room

At: Wellington Farm, Ingleby Arncliffe

For: Mr & Mrs S Dickins

This application is reported to Planning Committee for decision because one of the applicants is a Member of the Council

1.0 SITE, CONTEXT AND PROPOSAL

- 1.1 The site is occupied by a two storey semi-detached dwelling located within a working farm and kennel and cattery business in the open countryside.
- 1.2 The dwelling has a small paved yard to the rear of the property and a large front garden area which looks onto an open agricultural landscape. Access to the dwelling is off a slip road on the southbound carriageway of the A19.
- 1.3 The proposal is to construct two single storey extensions to the property, one at the front and one to the rear. The extension to the rear would form a hall, utility and office areas. The extension to the front of the dwelling would be a sun lounge.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

- 2.1 80/1408/FUL - Alterations and extensions; Granted 28 August 1980.
- 2.2 89/1057/FUL - Extensions; Granted 5 June 1989.
- 2.3 04/02515/FUL - Two storey extension; Granted 1 February 2005.

3.0 RELEVANT PLANNING POLICIES

- 3.1 The relevant policies are:

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
Development Policy DP1 - Protecting amenity
Development Policy DP30 - Protecting the character and appearance of the countryside
Development Policy DP32 - General design
Domestic Extensions Supplementary Planning Document - Adopted December 2009
National Planning Policy Framework - published 27 March 2012

4.0 CONSULTATIONS

- 4.1 Parish Council - No response at the time of writing.
- 4.2 Public comment – None received at the time of writing.

5.0 OBSERVATIONS

- 5.1 The main planning issues raised by this application are (i) whether the proposed development would have a detrimental impact on the residential amenities of nearby properties; and (ii) whether the design and form of the proposed development would have a detrimental impact on the character and appearance of the dwelling and the surrounding area.

Design and form

- 5.2 Policy DP30, which seeks to protect the character and appearance of the countryside, states “The design and location of new development should take account of landscape character and its surroundings, and not have a detrimental effect on the immediate environment and on any important long distance views. The proposal should respect the openness, intrinsic character and quality of the District’s landscape and where possible result in an enhancement. Policy DP32 seeks high quality Development which responds positively to the character of the area.
- 5.3 The Council’s Supplementary Planning Guidance (SPD) on domestic extensions states “single or two storey front extensions would only be supported where they: harmonise with the surrounding street scene, would be modestly sized and sympathetically proportioned, do not affect the amenity of neighbouring properties, and do not harm the character of the host building”.
- 5.4 The rear extension to the property would be sympathetically designed to reflect the overall character of the existing dwelling and the construction would not be of a scale or size such as to have a detrimental impact upon the character and appearance of the host dwelling or the character or appearance of the surrounding countryside.
- 5.5 The sun lounge extension to the front elevation of the property, by virtue of its location on the front elevation would not normally be supported under the domestic extensions SPD. However, given the isolated location of the dwelling, the fact that the property does not front a road, and the lack of public viewpoints the proposed development is not considered to be harmful to the character or appearance of the host building in this instance.

Residential amenity

- 5.6 Taking into account the scale of the extensions, the size of the farm and the separation distance to the next neighbouring property, it is considered that the proposed extensions would not have any significant impact on the amenities of nearby residents in terms of outlook, loss of privacy or impact on daylight.

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 numbered: 118:17/02; received by Hambleton District Council on 26 October 2017; unless otherwise approved in writing by the Local Planning Authority.
 - 3 The development hereby approved shall not be formed of materials other than those detailed within the application form received by Hambleton District Council on 26 October 2017; unless otherwise agreed 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 Policies CP1, DP1, CP17, DP32, CP16, DP30, 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.