

Parish: Thirkleby High & Low With Osgodby
Ward: Thirkleby High & Low With Osgodby
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Committee date: 11th January 2018
Officer dealing: Miss Charlotte Cornforth
Target date: 15th January 2018

17/02237/FUL

Revised application for alterations to garage to form additional living accommodation with first floor extension to form bedroom and bathroom
At 1 Bridge Farm, York Road, Thirkleby
For Mrs Jennifer Midgley

This application is referred to Planning Committee because the applicant is the daughter of Councillor Sanderson

1.0 SITE, CONTEXT AND PROPOSAL

1.1 The property is semi-detached dwelling and set over two storeys. Its primary frontage is about 30 metres west of, and facing towards, the A19. The existing garage is positioned to the southern side of the plot with the door facing directly to the southern driveway/parking area.

1.2 The proposal seeks to construct a first floor extension above the existing single storey garage to provide ancillary accommodation in connection with the use of the main property. The garage is to become a living room access from the kitchen. The extension will measure approximately 5.7m by 5.9m with an eaves height of 4.7m and a ridge height of 6.8.

1.3 Condition 03 of the approval stated:

The walls and roof of the extension shall comprise facing materials that match, in size, colour and texture as those which are used on the original building as it exists at the time of this application, and shall be retained as such after completion of the extension.

1.4 The applicant has now decided to render the extension and render the rest of the property as the current bricks are in an unfit state.

1.5 As the 17/00831/FUL application stated that the extension would be constructed from bricks approval is required to use render in place of a brick finish.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

2.1 17/00831/FUL – planning permission granted 08.06.2017 - Alterations to garage to form additional living accommodation with first floor extension to form bedroom and bathroom.

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 Policies DP1 - Protecting amenity

Development Policies DP30 - Protecting the character and appearance of the countryside
Development Policies DP32 - General design

4.0 CONSULTATIONS

- 4.1 Parish Council – no comments
- 4.2 Public comments – no comments

5.0 OBSERVATIONS

- 5.1 The principle of the development, including the alterations to the existing garage to form additional living accommodation with a first floor extension to form bedroom and bathroom has been established as part of application 17/00831/FUL.
- 5.2 It is evident that the house has been built at different times and several different types of brick and stone have been used. It also appears that parts have previously been rendered which has fallen off. The applicant considers that the render would protect it and give the property a better overall finish.
- 5.3 It is considered that the use of render in this case is acceptable and would not be detrimental to the visual amenity of the area and the neighbouring property. If condition 03 had not been imposed to the 17/00831/FUL, the works to render the extension would not require consent. The works to render the dwelling do not require consent.

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) Location Plan, Block Plan and Proposed Plans and Elevations P3484/02 REV received by Hambleton District Council on 11th October 2017 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 Policies CP17 and DP32.