

PLANNING APPLICATIONS

The attached list of planning applications is to be considered at the meeting of the Planning Committee at the Civic Centre, Stone Cross, Northallerton on Thursday 6 December 2012. The meeting will commence at 10.00am.

Further information on possible timings can be obtained from the Committee Officer, Jane Hindhaugh, by telephoning Northallerton (01609) 767016 before 9.00 am on the day of the meeting.

The background papers for each application may be inspected during office hours at the Civic Centre by making an appointment with the Director of Housing and Planning Services. Background papers include the application form with relevant certificates and plans, correspondence from the applicant, statutory bodies, other interested parties and any other relevant documents.

Members are asked to note that the criteria for site visits is set out overleaf.

Following consideration by the Committee, and without further reference to the Committee, the Director of Housing and Planning Services has delegated authority to add, delete or amend conditions to be attached to planning permissions and also add, delete or amend reasons for refusal of planning permission.

Mick Jewitt
Director of Housing and Planning Services

SITE VISIT CRITERIA

1. The application under consideration raises specific issues in relation to matters such as scale, design, location, access or setting which can only be fully understood from the site itself.
2. The application raises an important point of planning principle which has wider implications beyond the site itself and as a result would lead to the establishment of an approach which would be applied to other applications.
3. The application involves judgements about the applicability of approved or developing policies of the Council, particularly where those policies could be balanced against other material planning considerations which may have a greater weight.
4. The application has attracted significant public interest and a visit would provide an opportunity for the Committee to demonstrate that the application has received a full and comprehensive evaluation prior to its determination.
5. There should be a majority of Members insufficiently familiar with the site to enable a decision to be made at the meeting.
6. Site visits will usually be selected following a report to the Planning Committee. Additional visits may be included prior to the consideration of a Committee report when a Member or Officer considers that criteria nos 1 - 4 above apply and an early visit would be in the interests of the efficiency of the development control service. Such additional site visits will be agreed for inclusion in consultation with the Chairman or Vice-Chairman of the Planning Committee.

PLANNING COMMITTEE

6 DECEMBER 2012

Item No	Application Ref/ Officer	Proposal/Site Description
1	12/02060/FUL Mr A Cunningham	Change of use of agricultural land to use as an operating yard for plant hire business including the construction of a building to provide associated workshop, store and office as amended by letter received by Hambleton District Council on 15 October 2012 altering the operational hours of the enterprise at Land North East Of New House Catton Moor Lane Catton for Potter Plant Hire RECOMMENDATION: GRANTED
2	12/00716/FUL Mrs B Robinson	Revised application for proposed alterations and extensions to existing dwelling and construction of detached garage. at Blue Barn Cottage Blue Barn Lane Hutton Rudby Yarm for Mr E McMordie. RECOMMENDATION: GRANTED
3	12/01832/FUL Mrs H Laws	Alterations and extensions to existing dwelling to form 2 dwellings and creation of a new vehicular access at Cherry Tree House Cherry Tree Avenue Newton On Ouse for Mrs S L Roughton RECOMMENDATION: GRANTED
4	12/01942/FUL Mr J Howe	Alterations & extensions to existing dwelling & garage at 31 Harewood Chase, Romanby for Mr and Mrs D Barber RECOMMENDATION: GRANTED

1.

12/02060/FUL

**Change of use of agricultural land to use as an operating yard for plant hire business including the construction of a building to provide associated workshop, store and office as amended by letter received by Hambleton District Council on 15 October 2012 altering the operational hours of the enterprise.
at Land North East Of New House Catton Moor Lane Catton North Yorkshire
for Potter Plant Hire.**

1.0 PROPOSAL AND SITE DESCRIPTION

1.1 This application seeks planning consent for an operating yard for a plant hire business including the construction of a building to provide an associated workshop, store and office. The scheme has been amended by letter, altering the operational hours of the enterprise to include a Saturday.

1.2 The enterprise is currently operated on an unauthorised basis from Village Farm, Catton. The Council has refused to grant a Certificate of Lawfulness and has issued an Enforcement Notice, now subject to an appeal. This scheme would provide an alternative site for the operation of the enterprise and the applicant has agreed to the cessation of the use at Village Farm, Catton by way of a Unilateral Undertaking if this application is granted.

1.3 The application site is located approximately 400m to the south-west of Catton Moor Lane. The site would be accessed by a new access track being constructed in connection with a recently approved poultry unit nearby. Catton Moor Lane links with the A167 Busby Stoop to Topcliffe road to the north. The workshop, store and office building would be positioned to the south-west of an existing poultry building associated with the New House, Catton. The application site is positioned approximately 1km to the north-east of Catton village.

1.4 The proposed building would measure approximately 18m x 35m, with a ridge height of approximately 8.4m. The structure would accommodate a plant storage and repairs area, part storage room, staff room, kitchen and reception area. Materials for the proposed structure would comprise a profile sheet dark grey roof and upper walls, and pointed concrete blockwork to all lower walls with the exception of the north-eastern elevation which would be formed of coursed stonework. A glazed section would wrap around the full height of the eastern corner of the proposed structure. The boundary treatment for the site would comprise a post and rail fence to the agricultural land beyond. A concrete access track would serve the site from the private farm track. The site would comprise an area for visitor parking to the front (north-west) and a turning and unloading area for articulated low loaders to the rear (south-east). The turning and unloading area would make provision for a washdown bay and 20 plant parking bays.

1.5 The scheme proposes additional tree planting adjacent the application site to the south of the access track along with the relocation of part of the existing landscaping belt alongside the existing poultry building. The site is surrounded by hedgerow to the north side of the proposed access track, and the land rises very slightly to the west of the site. An earth mound provides additional screening to the south-west.

1.6 The enterprise currently employs 45 full time staff. Those who currently work from the premises within the settlement of Catton would transfer to the proposed site if the scheme was deemed acceptable. The hours of operation would include 07:00 to 18:00, Monday to Friday and 07:30 to 14:00 on a Saturday.

1.7 The submission of a Unilateral Undertaking from the applicant is expected prior to the Committee meeting to secure: (a) the cessation of the existing plant hire use at Village Farm, Catton, (b) the restoration of this land, and (c) the vehicular access to the new site being only via the new access track off Catton Moor Lane and not through Catton village.

2.0 RELEVANT PLANNING & ENFORCEMENT HISTORY

2.1 11/02641/CLE - Application for a certificate of lawfulness to use the site as a Plant Hire business includes the hire, storage, maintenance and repair of plant vehicles and machines predominately used for earth moving. Certain types of the equipment are rented with or without operators for engineering works; Refused 2012.

2.2 12/01074/FUL - Demolition of 4 poultry units and construction of a replacement poultry unit and new vehicular access; Granted 2012.

2.3 10/00139/CAT3 Unauthorised change of use in respect of the use of land for residential occupation of caravans at Village Farm, Catton

2.4 11/00079/CAT3 Use of agricultural buildings for the operation of a plant hire business, at Village Farm, Catton. Enforcement notice issued and subject of an appeal. Appeal due to be heard at a Public Inquiry in January 2013.

3.0 RELEVANT PLANNING POLICIES:

3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

- Core Strategy Policy CP1 - Sustainable development
- Core Strategy Policy CP2 - Access
- Core Strategy Policy CP4 - Settlement hierarchy
- Core Strategy Policy CP15 - Rural Regeneration
- Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets
- Core Strategy Policy CP17 - Promoting high quality design
- Core Strategy Policy CP21 - Safe response to natural and other forces
- Development Policies DP1 - Protecting amenity
- Development Policies DP25 - Rural employment
- Development Policies DP30 - Protecting the character and appearance of the countryside
- Development Policies DP32 - General design
- Development Policies DP43 - Flooding and floodplains
- Development Policies DP44 - Very noisy activities

4.0 CONSULTATIONS

4.1 Parish Council - Wish to see the application approved, subject to: 1. access to the site being via the new access track linking to Catton Moor Lane. 2. passing places being formed in the stretch of Catton Moor Lane linking to the A167. 3. provision of the necessary landscaping and a bund around the proposed building. 4. the scheme using the sensor lighting that is being proposed so that light pollution would be minimised when the yard was not in use during hours of darkness.

4.2 Neighbours notified and site notice posted; expired 07.11.12 - Four responses received with relevant planning issues mainly concerning: poor location, unnecessary loss of 'greenfield land', in spite of screening still industrial type of operation on approach to Catton village, impact on Catton Moor Lane, highway safety, firm assurances on use of new access, use/servicing of 3rd party vehicles from the site, non-compliance with hours of operation, light pollution, enterprise should be on industrial estate, scale of building, no reference made to numbers of vehicles, plant and equipment to be stored on site or the size, type and frequency of traffic movements, no highways, ecological, EIA submitted, no reference to storage of hazardous materials on site and the associated risks of these, contrary to policy, development should be subject to stringent conditions if accepted, improvement to existing

situation, satisfactory provided the plant hire activity ceases at the existing Village Farm site and traffic approaches via the new access and not through the village.

4.3 Environmental Health - I refer to the consultation in respect of the above-stated application. I note that the business has been operating in this vicinity for some time without the benefit of planning consent. Having regard to the distance between the proposed development site and the nearest noise sensitive properties coupled with the stated operated hours of 0700-1800hrs weekdays and 0730-1400hrs Saturdays, providing these time restrictions include the movement of plant onto or off the premises and there will be no working on Sundays or public holidays I would advise you that I have no objections from an environmental protection viewpoint to this application.

4.4 NYCC Highways – ‘As part of the earlier application reference 12/01074/FUL for the site, a new access was constructed to Highway Authority specification. This access is suitable for this proposed use without additional work. It is recommended that a condition is included to restrict vehicular traffic to Catton Moor Lane and the A167. The following conditions should be included in any permission given’: use of existing access, approval of details for works in the highway, completion of works in the highway, provision of approved access, turning and parking areas, and precautions to prevent mud on the highway.

4.5 National Grid Plant Protection; expires 26.10.12 - No responses received as at 26.11.12.

4.6 Health and Safety Executive - Do not advise against the granting of planning permission in this case.

5.0 OBSERVATIONS

5.1 The main planning issues to take into account when considering this application relate to the principle of the proposed use in this location, any impact on neighbour amenity, any impact on the visual amenity of the surrounding area, and any highway safety issues that may arise.

- Principle of location:

_ Policy Context:

5.2 The site of the proposed structure and enterprise at the New House, Catton is outside of development limits and therefore this proposed scheme would have to adhere to the exceptional circumstances set out in policy CP4 of the Hambleton Local Development Framework (LDF). Essentially the proposal would need to meet the needs of an 'other enterprise with an essential requirement to locate in.....the countryside and would help to support a sustainable rural economy'. Policy CP15 of the Hambleton LDF more specifically sets out the policy approach of the Council in that it offers support to the social and economic needs of rural communities by encouraging, as relevant: (i) retention or expansion of appropriate businesses outside of the Service Centres and Service Villages, and (ii) diversification of the agricultural economy. This policy also requires development to be sustainable, be consistent with policies CP1 and CP17, and not conflict with the environmental protection and nature conservation policies of the LDF but should seek to enhance the environment, and should provide any necessary mitigating or compensatory measures to address harmful implications. Policy DP25 of the LDF guiding rural employment is also very relevant to this proposal. This policy sets out that employment development in locations outside of development limits will be supported (if also acceptable in terms of other LDF policies, as relevant, eg. CP1 and CP2) and if: (i) it is small in scale; (ii) it comprises...(as relevant).. replacement of existing rural buildings of sound construction which are otherwise acceptable in terms of other LDF policies; (iii) the development is not capable of location within a settlement with Development Limits, by reason of the nature of the operation or the absence of suitable sites; (iv) it is supported by an appropriate business case which demonstrates that support will be provided to the local economy, which in turn will help sustain rural communities; (v) the development would not adversely impact on the economy of the Service Centres.

_ Compliance with policy:

5.3 In their Design and Access Statement the applicant advises that: 'the business has at present a total of 45 staff of which 70% live within a 15 mile radius of the yard, and that the above the proposals relate to the retention of an existing well established business which contributes greatly to the economy of the area and provides significant local employment'. On the basis of the details provided in support of the application. The scheme is in compliance with CP15 in that it constitutes the retention or expansion of an appropriate business outside of the service centres and service villages, and constitutes diversification of the agricultural economy. In terms of policy DP25 it is recognised that the buildings mentioned in criterion 2 are those at the existing Village Farm site. The proposal is however unable to meet with all of the criteria of policy DP25 insofar as it is capable of location within a settlement with development limits. The applicant justifies their proposed location in stating that 'the nature of the business and operations are such that in terms of serving the local agricultural community and other local businesses this is a sustainable location for the retention of this existing business operation'. The applicant's supporting appendices sets out the range of customers in the locality, and it is clear that the proposed site is not excessively far from arterial highway networks servicing the district and region, and capable of accommodating the vehicles associated with the plant hire business. The criteria of DP25 can be met save for point 3 as is set out above. That said, the National Planning Policy Framework (NPPF), published in March 2012, after the Council's LDF policies, adopts a broader approach to supporting a prosperous rural economy in stating that local plans should: 'support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversions of existing buildings and well designed new buildings' and 'promote the development and diversification of agriculture and other land based rural businesses'. On this basis, the scheme would be in compliance with policy. From a principle perspective the scheme is acceptable in terms of the NPPF but not all of the Council's LDF policies.

- Impact on neighbour amenity:

5.4 The site would be positioned approximately 250m to the south of Hall Farm, the nearest dwelling to the application site. Agricultural land separates the two properties. The applicant has outlined the operation of the existing enterprise to be relocated. Taking this into account, the response from Environmental Health regarding hours of operation, and the separation distance of the site to the nearest sensitive receptors, it is considered that the proposal would not have an adverse impact on neighbour amenity.

- Impact on visual amenity:

5.5 The design of the building is similar to the types of building found in the rural landscape in the immediate locality at the poultry production unit and the wider area, and would not look alien in the countryside as a result. The site is surrounded by some landscaping but would benefit from additional tree planting and earthworks to assist the speed at which the structure would assimilate in the surrounding landscape. Taking the scale, design and materials of the structure into account and the surrounding landscape character it is not considered that it would introduce a harmful visual impact and would accord with policy DP30 of the LDF.

- Highway Safety:

5.6 The overriding benefit of the proposed application site over the existing site at Village Farm, Catton is its links to the highway network without passing through Catton village. The new access track to Catton Moor Lane as part of 12/01074/FUL is currently under construction and is of a specification suitable for the types of vehicles associated with the plant hire business. Passing places along Catton Moor Lane are an improvement that will be conditioned as part of any permission granted to improve highway safety along this link to the A167. The Unilateral Undertaking that is proposed to be submitted to the Council will

include reference to the access to the proposed application site being via the new access track and Catton Moor Lane only. On the basis of the details provided as part of the application submission, and the positive response from NYCC Highways, the scheme is, subject to the appropriate conditions, considered satisfactory from a highway safety perspective.

- Parish Council/Resident Comments:

5.7 The comments of the Parish Council have been addressed previously within the report and will be, where necessary, the subject of planning conditions or the Unilateral Undertaking. In response to the resident comments not previously addressed the applicant has not made mention of the use of the proposed site for the use/servicing of 3rd party vehicles and therefore this scheme is assessed on the basis of the submitted details. The hours of operation will form a condition of any permission granted and will need to be adhered to. If the applicant wished to vary the hours of operation in future a further application would need to be submitted and assessed on its own merits. The applicant has at question 9 of their application form made reference to the use of sensor lighting which will minimise the likelihood of light diffusion to the surrounding area. The applicant's Design and Access Statement has provided an assessment of the traffic movements associated with the existing site at Village Farm and within the context of the new site. It is not considered necessary for an ecological assessment to be submitted nor is the proposal over the threshold that requires an Environmental Impact Assessment. In addition the applicant has not indicated on their application form that there is any hazardous waste associated with the site and therefore the proposal is assessed on the basis of the scheme as submitted. In any event, the Council's Environmental Health section have assessed the scheme and not raised issue with the proposed use and structure.

- Conclusion:

5.8 Having taken the above into account it is considered that the proposed use and structure would accord with Hambleton Local Development Framework, with the exception of policy DP25 as is discussed at paragraph 5.3, where the proposal complies with the National Planning Policy Framework. Hence this application is recommended for approval.

SUMMARY

The proposed development would not be detrimental to the residential and visual amenities of the neighbouring properties and the surrounding area, is in a location that, due to its operation, would not adversely impact sustainability objectives and would not raise any highway safety issues. The proposal accords with the policies set out in the National Planning Policy Framework and is therefore considered acceptable.

6.0 RECOMMENDATION:

6.1 Subject to the prior completion of a planning obligation under s106 of the Town and Country Planning Act 1990 (as amended) to secure (a) the cessation of the existing plant hire use at Village Farm, Catton, (b) the restoration of this land, and (c) the vehicular access to the new site being only via the new access track off Catton Moor Lane and not through Catton village, planning permission is GRANTED subject to the following condition(s)

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 drawings and details received by Hambleton District Council on 28 September 2012, 1 October 2012 and 5 October 2012, as amended by the additional information received by Hambleton District

Council on 15 October 2012 unless otherwise agreed in writing by the Local Planning Authority.

3. The structure hereby approved shall not be constructed of materials other than those specified in the planning application form received by Hambleton 1 October 2012 and indicated on the plans received by Hambleton District Council on 5 October 2012 unless otherwise agreed in writing with the Local Planning Authority.

4. Prior to development commencing details demonstrating the drainage of the surface water from the site and proposed building shall be submitted to and approved by the Local Planning Authority. The approved details shall be implemented and retained thereafter.

5. No development shall be brought into use until a Travel Plan has been prepared for the site. This shall consider amongst other issues: The appointment of a travel coordinator; a partnership approach to influence travel behaviour; continual appraisal of travel patterns and measures provided through the travel plan; improved safety for vulnerable road users; a reduction in vehicle trips and mileage.

6. The site shall not operate outside of the hours of 07:00-18:00hrs Monday to Friday and 07:30-14:00hrs on a Saturday and at no time on a Public Holiday.

7. There shall be no access or egress to or from the application site by any vehicles other than via the A167 and the existing site access with the public highway at Catton Moor Lane (54R). The access shall be maintained in a safe manner.

8. 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 in connection with the construction of the access road or building(s) or other works until: (i) The details of the required highway improvement works, listed below, have been submitted to and approved in writing by the Local Planning Authority (ii) A programme for the completion of the proposed works has been submitted.

The required highway improvements shall include: • The provision of passing places on Catton Moor Lane (54R) between the site access and the junction with the A167 to the north east of the application site.

9. Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, the development shall not be brought into use until the following highway works have been constructed in accordance with the details approved in writing by the Local Planning Authority under condition number 8 above. • The provision of passing places on Catton Moor Lane (54R) between the site access and the junction with the A167 to the north east of the application site.

10. No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas have been constructed in accordance with the submitted drawing (Reference Existing and Proposed Site Layout Details Drawing No.1.) Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

11. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles

travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority agrees in writing to their withdrawal.

12. The development shall not be commenced until a detailed landscaping scheme indicating the type, height, species and location of all new trees and shrubs, has been submitted to and approved by the Local Planning Authority. No part of the development shall be used after the end of the first planting and seeding seasons following the approval of the landscaping scheme, unless the approved scheme has been completed. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.

13. 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.

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(ies) CP1, CP16, CP17, DP1, DP30 and 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. In order to avoid the pollution of watercourses and land in accordance with Local Development Framework CP21 and DP43
5. In order to promote a reduction in travel in accordance with the objectives of Government and the Local Development Framework Core Strategy Policy CP2.
6. To safeguard neighbour amenity in accordance with policy DP1 of the Hambleton Local Development Framework.
7. In the interests of highway safety and the visual amenity of the area.
8. To ensure that the details are satisfactory in the interests of the safety and convenience of highway users.
9. In the interests of the safety and convenience of highway users.
10. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.
11. In the interests of highway safety.

12. In order to soften the visual appearance of the development and provide any appropriate screening to adjoining properties in accordance with Local Development Framework Policy DP1 and DP30.

13. To ensure that the development is appropriate in terms of amenity in accordance with Local Development Framework Policies CP1 and DP1.

Parish: Rudby

Ward: Rudby

Committee Date : 6 December 2012

Officer dealing : Mrs B Robinson

Target Date: 28 May 2012

2.

12/00716/FUL

Revised application for proposed alterations and extensions to existing dwelling and construction of detached garage.

**at Blue Barn Cottage Blue Barn Lane Hutton Rudby Yarm
for Mr E McMordie.**

1.0 SITE DESCRIPTION AND PROPOSAL

1.1 The site includes a detached bungalow on a corner plot at the junction of with Middleton Road with Blue Barn Lane. Blue Barn Lane rises to the west, away from Middleton Road. The existing bungalow has hipped roofs and is mainly rendered, with feature stone surrounds to doorway and windows. There is an integral garage and a car port on the west side. The existing bungalow is set back approximately 30 metres west from Middleton Road, and approximately 11 metres north from Blue Barn Lane. The boundary to Middleton Road is hedged, and there is a fence to Blue Barn Lane. There are established trees in the front garden, and on the north boundary.

1.2 The adjacent house on Blue Barn Lane (no 4) is two storey. It has subsidiary windows on the gable end facing the application site. The adjacent house on Middleton Road (The Gables) is a bungalow. The neighbouring houses are set back approximately 10-11 metres from their respective roads. The west side of Middleton Road is characterised by mainly single storey houses, on relatively large plots, and elevated from the roadway. On the east side of Middleton road (opposite the application site) nearby properties are mainly substantial two storey houses on large plots. The styling of properties varies greatly.

1.3 The present proposal is to raise the existing house to two storey, retaining the same floor level, and provide a single storey projection on the south side, towards Blue Barn Lane. Also proposed is a new access from Middleton Road, on the north east corner of the plot, adjacent to The Gables, and a detached garage, forward of Blue Barn Cottage and to the rear of The Gables. As amended the garage has a dual pitched roof and is 4.1 metres high to the ridge.

1.4 The proposed house has a wide gable elevation to the east (Middleton Road), with slight oversail to the roof. There two storey addition on the west side, to the same outward extent of the existing garage. There is single storey addition to the south with a dual pitched roof. On the main roof there are dormers on the north roof slope of the main house. The house is rendered, with stone quoining effect to plinths and corners.

1.5 As amended the southwards single storey projection towards Blue Barn Lane is reduced and extends 5.7 metres from the south elevation and is 4.8 metres from Blue Barn Lane boundary.

1.6 At the request of the Ward Member, the applicant was invited to make further reductions to the single storey extension, and to consider hipping the roof of the main house to reduce its bulk. In response the applicant points out that the scheme has received considerable reduction and amendment since first submitted (under ref 11/02536/FUL), including removing a two storey element projecting towards Blue Barn Lane, lowering the roof pitch to reduce its height, and removing a dormer, and does not wish to compromise the attic space by hipping the main roof. The applicant has however made an amendment to hip back the roof of the single storey addition, to help reduce its impact in the streetscene.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

2.1 11/02536/FUL Proposed alterations and extensions to existing dwelling and construction of detached garage. Withdrawn. 18.01.2012.

This scheme was similar in principle, but included a two storey gabled addition on the south (Blue Barn Lane) elevation, and a further single storey projection on this side extending to within 2.2 metres of the boundary. It also had a further dormer on the north elevation, forward of the chimney.

3.0 RELEVANT PLANNING POLICIES:

3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

Core Strategy Policy CP1 - Sustainable development

Development Policies DP1 - Protecting amenity

Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets

Core Strategy Policy CP17 - Promoting high quality design

Development Policies DP32 - General design

4.0 CONSULTATIONS

4.1 Parish Council - Refuse. Over development of the site, and the height of the new development is not in keeping with the area.

4.2 Neighbours and site notice. Observations have been received on the following topics:

Height and scale too large,

Not in keeping with surroundings,

Overbearing,

Extension forward of building line in Blue Barn Lane

Highway access close to a blind corner.

Drive will exit into area which floods (dispute over drain).

Not in keeping with the Village Design Statement.

Better definition of south boundary required - hedge suggested.

5.0 OBSERVATIONS

5.1 The main issues are design and whether the proposals would have any harmful effects on the amenities of neighbours or the surroundings.

Design

5.2 The design of the main parts of the house is a two storey house on the footprint of the existing bungalow and garage, and is substantial in size. The front elevation to Middleton Road has a vertical break, emphasised by quoining and the elevation to Blue Barn Lane is broken up by the single storey projection and the feature chimney, and these features help reduce its apparent bulk. The over-sailing roof will further help animate the elevations, and windows tucked close to eaves on the south side will minimise its apparent height. Feature chimneys are carried through from the existing design. The proposed dormers on the north roof are set half way back on the roof and when viewed from ground level their impact will be modified by the angle of view and perspective. The design utilises the existing pattern of windows including feature lintels etc, and in the local setting considered appropriate.

The proposed garage is a simple dual pitch design appropriate to the house.

Streetscene

5.3 On Blue Barn Lane, the house will be viewed alongside the existing house, no 4, which has a long elevation facing the street. The two storey south elevation of the proposed house will not therefore be unsympathetic in the streetscene or dominant over the neighbouring house, particularly as the houses are separated by approximately 9 metres. A 'street scene' elevation, based on levels, has been submitted illustrating the relationship. The proposed single storey addition is set back by 4.8 metres from the roadside boundary and due to its single storey nature, will not be visually intrusive. A boundary/landscaping condition to require a hedge along this frontage will further soften this addition.

5.4 From Middleton Road, the house benefits from a very deep set-back from the road, which will ensure that the two storey gable is not overbearing. As proposed the intention is to retain existing trees which will provide an effective landscape setting. The adjacent house on Middleton Road is a bungalow. It is located very much closer to the road and due to the separation between the two properties, the effect is not be incongruous. On the opposite side of Middleton Road, there are several large-fronted detached houses of similar stature to that proposed and overall therefore the effect on the street scene of a larger dwelling on the site will be in keeping with the existing character of the area.

Amenity of neighbours

5.5 There is a separation of 11 metres between the side elevations of the proposed house and 4 Blue Barn Lane. The proposed house will be in full view of side windows of 4 Blue Barn Lane. As the main outlook from 4 Blue Barn Lane is south and north respectively the increase to two storey of Blue Barn Cottage will not have such a harmful impact on amenities of occupiers of 4 Blue Barn Lane as to justify refusal on this basis. The forward projection to Blue Barn Cottage is single storey and due to the separation between the properties it does not project beyond the line of 45 degrees from the neighbouring window and is not considered to be unacceptably harmful to residential amenities. It does however set forward from the neighbouring property and, reflecting the concerns of neighbours, the applicant was requested to consider a greater reduction of the extension. As noted at paragraph 1.6, a change has been made to hip the roof.

5.6 The house as proposed will continue to be offset from the direct outlook of 'The Gables', Middleton Road. There is a distance of over 21 metres between the extended Blue Barn Cottage and The Gables, and the distance along with an acute angle of view is sufficient to overcome any potential loss of amenity. With regard to the proposed garage, due to its moderate height it will not be unacceptably imposing on the outlook of neighbouring occupiers at The Gables. It is located to the south of The Gables and at a point where the sun will be at its maximum height, limiting shading and loss of amenity in the neighbouring garden.

Highway safety

5.7 The proposed new access is acceptable in road safety terms to NYCC Highways. The access requires the removal of a short piece of hedgerow but the hedged west boundary of the site will continue to provide a natural character to the roadside streetscene, in keeping with village edge location.

Neighbour observations

5.8 With regard to the views of neighbours, the main concerns can be summarised as the height and prominence of the proposal, harm arising from projection towards Blue Barn Lane, and that it is out of character with surrounding dwellings. As discussed above, whilst the proposed two storey house will be significantly larger than the existing bungalow, it is in a mixed area including substantial two storey houses and due to its set back position from the Middleton Road in particular it will not be overly prominent or out of keeping. The proposed house has a projection forward of no 4 Blue Barn Lane, but this part is single storey only and will not be significantly harmful to amenities of occupiers there or unduly 'enclosing' on the street scene.

5.9 On other points raised by neighbours, the comment regarding The Hutton Rudby Design Statement relates to a reference in the Village Design Statement to a large house on a high point in Blue Barn Lane, which is out of scale with bungalows opposite. This case however is a substantial house adjacent to a two storey dwelling at the lower part of Blue Barn Lane, and opposite other large two storey houses on Middleton Road. The suggested hedge on the south boundary would reinforce a natural appearance in the surroundings, and could form part of a landscape plan. An appropriate condition can ensure that surface water does not discharge on to the highway from the new driveway and thereby avoid exacerbating any existing highway flooding issues.

SUMMARY

The proposal as amended is appropriate in design and materials to its surroundings and will not have an unacceptable effect on the amenities of neighbouring occupiers and is therefore able to comply with the above policies.

6.0 RECOMMENDATION:

6.1 That subject to any outstanding consultations the application be **GRANTED** subject to the following condition(s)

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 2008-25-002 rev C, 003 rev B, 004 rev B, 005 rev B, received by Hambleton District Council on 03 July 2012 unless otherwise agreed in writing by the Local Planning Authority.
3. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing or proposed highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and programme.
4. 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:
 - (i) The crossing of the highway verge shall be constructed in accordance with the approved details and Standard Detail number E6.
 - (ii) The final surfacing of any private access shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway. All works shall accord with the approved details unless otherwise approved in writing by the Local Planning Authority.
5. No part of the development shall be brought into use until the existing access on to Blue Barn Lane has been permanently closed off and the highway restored. These works shall be in accordance with details which have been approved in writing by the Local Planning Authority. No new access shall be created without the written approval of the Local Planning Authority.
6. Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on drawing no. 2008-25-002 rev C for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
7. There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site and be kept available and in full working order and used until such time as the Local Planning Authority agrees in writing to their withdrawal.

8. Other than for the access hereby approved, no part of the existing boundary hedge along the east boundary of the site shall be uprooted or removed and the hedge shall not be reduced below a height of 1 metres other than in accordance with details that have been submitted to, and approved by, the Local Planning Authority.

9. The development shall not be commenced until a detailed landscaping scheme indicating the type, height, species and location of all new trees and shrubs, has been submitted to and approved by the Local Planning Authority. No part of the development shall be used after the end of the first planting and seeding seasons following the approval of the landscaping scheme, unless the approved scheme has been completed. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.

10. Prior to development commencing, details and samples of the materials to be used in the construction of the external surfaces of the development shall be made available on the application site for inspection and the Local Planning Authority shall be advised that the materials are on site and the materials shall be approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.

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(ies) .
3. In accordance with policy number CP1 and in the interests of highway safety.
4. In accordance with policy number CP1 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.
5. In accordance with policy number CP1 and in the interests of highway safety.
6. In accordance with policy number and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
7. In accordance with policy number CP1 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.
8. The hedge is of important local amenity value and protection of the hedge is appropriate in accordance with Local Development Framework Core Strategy Policy CP16.
9. In order to soften the visual appearance of the development and provide any appropriate screening to adjoining properties in accordance with Local Development Framework Policy CP16.

10. 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.

3.

12/01832/FUL

Alterations and extensions to existing dwelling to form 2 dwellings. at Cherry Tree House Cherry Tree Avenue Newton On Ouse York for Mrs S L Roughton.

1.0 PROPOSAL & SITE DESCRIPTION

1.1 The application site lies on the eastern side of Cherry Tree Avenue, to the south of its junction with Sills Lane within the Newton on Ouse Conservation Area. The existing dwelling is a substantial 7 bedroom, double fronted, three storey property, which lies at the southern end of a terrace of three dwellings. Cherry Tree House was originally two properties and the terrace was originally four similarly sized dwellings.

1.2 Cherry Tree House was derived from 2 of the dwellings in the 1920s. Access is direct from Cherry Tree Avenue and parking is provided at the front of the site. There is no rear access to the property.

1.3 It is proposed to subdivide the dwelling and create two dwelling units; a 3 bedroom unit and a 4 bedroom unit. The proposed external alterations include the reinstatement of the front door on the front elevation; the removal of an existing conservatory extension on the rear elevation to be replaced with an L-shaped single storey extension to the rear elevation to provide a kitchen for one of the dwellings and a dining room and garden room for the larger dwelling. The subdivision is to allow the existing family members to remain in the village.

1.4 A new access is to be created across the verge and footway of Cherry Tree Avenue to serve the smaller of the two dwellings. A timber fence is proposed to divide the existing gravelled parking area at the front of the site. These works do not require the benefit of planning permission but are referred to in the report for completion.

2.0 RELEVANT PLANNING & ENFORCEMENT HISTORY

2.1 None

3.0 RELEVANT PLANNING POLICIES:

3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

Core Strategy Policy CP1 - Sustainable development

Core Strategy Policy CP2 - Access

Core Strategy Policy CP4 - Settlement hierarchy

Core Strategy Policy CP9 - Affordable housing

Core Strategy Policy CP16 - Protecting and enhancing natural and man-made assets

Core Strategy Policy CP17 - Promoting high quality design

Core Strategy Policy CP19 - Recreational facilities and amenity open space

Development Policies DP1 - Protecting amenity

Development Policies DP3 - Site accessibility

Development Policies DP9 - Development outside Development Limits

Development Policies DP15 - Promoting and maintaining affordable housing

Development Policies DP28 - Conservation

Development Policies DP32 - General design

Development Policies DP37 - Open space, sport and recreation

National Planning Policy Framework - published 27 March 2012

4.0 CONSULTATIONS

4.1 Parish Council - no observations/objections on this planning application apart from avoid any damage to cherry trees in the front of the properties as the roots are near the proposed new entrance.

4.2 NYCC Highways Dept – no objections subject to conditions.

4.3 Yorkshire Water – no comments required

4.4 Site notice/advert/local residents – (expiry date for representations 12/11/2012) the comments of one neighbouring residents are as follows:

We have no objections to this planning application. However the foul sewer from White Rose Cottage joins the one for Cherry Tree House at a man-hole under the proposed new dining/garden room, from where the effluent flows jointly under the outbuildings and down the side of Cherry Tree House to the main village sewer in Cherry Tree Avenue, and this has not been considered in this plan. Unfortunately, this man hole is no longer visible as the area has been raised and paved, but the connection is fully detailed in the deeds of Cherry Tree House. The sewer from White Rose Cottage runs down the centre of both back gardens and care also needs taking on the siting of the proposed dividing fence as it looks to be very near the line of this sewer, which is not very deep. Rerouting of this sewer looks to be inevitable and as I understand the recent change in the law, this sewer is now the responsibility of Yorkshire Water. If the application is approved please can a condition be added that a plan must be agreed to maintain the foul sewer from White Rose Cottage both during construction and for the future.

5.0 OBSERVATIONS

5.1 The issues to be considered include the principle of creating an additional dwelling unit in this location; the impact of the proposed alterations on the character and appearance of the dwelling and the surrounding Conservation Area; the impact on residential amenity and the provision of public open space and affordable housing.

5.2 The village of Newton on Ouse does not lie within the Settlement Hierarchy defined in Policy CP4 of the LDF. This means that additional justification must be provided to make an exceptional case for housing growth in terms of Policies CP1 and CP2 and then comply with one of the criteria of Policy CP4.

5.3 The dwelling lies within the built up part of the village in a central location within easy walking distance of the facilities within Newton on Ouse, which include 2 pubs and a church and within easy reach of the bus stops from where there is a regular and frequent bus service to Easingwold and York. The village is also within cycling distance of Linton on Ouse, which is a sustainable settlement with a school, a pub and a shop. Policy CP4 requires new development to be restricted to larger settlements than Newton on Ouse but does identify six possible exceptions, none of which apply in this case.

5.4 The location however, although not defined within Policy CP4 as sustainable, is more sustainable than an isolated location or a smaller more remote village. The NPPF in paragraph 55 encourages the provision of housing in rural areas where it will help to maintain the vitality of rural communities and where development in one village may help to support services in a village nearby. Policy CP1 requires development to 'promote and encourage' or 'protect and enhance' certain criteria, which include the vitality of the area, the high quality and adaptability of the development and the distinctiveness and character of settlements. The proposed alterations to the dwelling to create two smaller units of residential accommodation result in an improvement in the appearance of the dwelling (and thereby the Conservation Area) by the provision of the front door on the front elevation. It

will also provide an additional family home in the village thereby, in a small way, contributing to its vitality. The proximity of the development to the bus route and existing services and facilities suggest that it is not unreasonable to allow an additional dwelling by sub-division of a large dwelling in a less sustainable location such as this and therefore it is considered that the use is sufficiently exceptional to meet the requirements of the LDF Policies CP1 and CP2.

5.5 Policy CP4 requires development in less sustainable locations that reuses existing buildings without substantial alteration or reconstruction such as is proposed, to help to support a sustainable rural economy or help to meet a locally identified need for affordable housing. The proposed development does not fit either of these requirements as it does not directly help the economy and the applicant has stated that they are unable to provide a contribution towards the provision of affordable housing.

5.6 The existing dwelling was originally two smaller properties in keeping with the scale of the other two dwellings in the terrace. The proposed alterations result in two smaller family homes, which will be lower in cost and more affordable than the existing dwelling. The additional dwelling unit will help to support the local services and facilities, possibly also including the school at Linton on Ouse. The existing occupant works from home for a large proportion of the time and the proposed subdivision is to allow her and her family to remain in the village within a smaller property. It is not considered appropriate to restrict the occupancy of the dwelling to the applicant and her family and the proposed development must be considered as an exception to the LDF Policies that normally restrict development in such locations.

5.7 The proposed extensions and alterations are appropriate in terms of scale, design and materials for this location and will not harm the amenity of adjacent residents. The provision of the new front door reinstates an original feature and improves the appearance of the front elevation.

5.8 The Highway Authority has no objections to the proposed development. The creation of a gap in the hedgerow and new driveway will not detract significantly from the character and appearance of the streetscene.

5.9 A unilateral undertaking has been completed by the applicants confirming that a payment of £3307.80 will be made upon commencement of the development towards the provision of public open space in the locality.

5.10 Yorkshire Water has no objections to the proposed development as the existing drainage system will continue to be used. The concerns of the neighbour noted above will be required to be addressed under the Building Regulations.

5.11 The proposed development is considered to be acceptable in these unusual circumstances and approval is therefore recommended as an exception to the normal strict control of new housing outside the settlement hierarchy.

SUMMARY

The subdivision is considered to be suitable re-use of a large dwelling to form two smaller units and is in these circumstances a sustainable form of development in this location and does not result in significant harm to neighbouring amenity or highway safety matters. The alterations are in keeping with the character and appearance of the building and surrounding Conservation Area. The proposed development is in accordance with the policies of the Local Development Framework.

7.0 RECOMMENDATION:

6.1 That subject to any outstanding consultations the application be **GRANTED** subject to the following condition(s)

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. Prior to development commencing, details and samples of the materials to be used in the construction of the external surfaces of the development shall be made available on the application site for inspection and the Local Planning Authority shall be advised that the materials are on site and the materials shall be approved in writing by the Local Planning Authority. The development shall be constructed of the approved materials in accordance with the approved method.
3. There shall be no access or egress by any vehicles between the highway and the application site until full details of any measures required to prevent surface water from non-highway areas discharging on to the existing highway together with a programme for their implementation have been submitted to and approved in writing by the Local Planning Authority. The works shall be implemented in accordance with the approved details and programme.
4. No part of the development shall be brought into use until the approved vehicle access and parking area have been constructed in accordance with the submitted drawing (Reference 1217.6). Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
5. The permission hereby granted shall not be undertaken other than in complete accordance with the location plan and drawings numbered 1217/5, 1217/6, 1217/7 and 1217/8 received by Hambleton District Council on 31 August 2012 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. 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.
3. In the interests of highway safety and in accordance with LDF Policies CP2 and DP3.
4. To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development in accordance with LDF Policies CP2 and DP3.
5. 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.

4.

12/01942/FUL

**Alterations & extensions to existing dwelling & garage as per amended plans received by Hambleton District Council on 23rd November 2012.
at 31 Harewood Chase Romanby North Yorkshire DL7 8FX
for Mr & Mrs D Barber.**

1.0 PROPOSAL AND SITE DESCRIPTION

1.1 This application, for alterations and extensions to a detached dwelling within the Harewood Chase estate south of Harewood Lane was reported to the November meeting of the Committee when consideration was deferred in order that discussions could be held with the applicant in respect of changes to the scheme to include the removal of a 1.8m high boundary wall along the northern elevation of the site curtilage and a window in the northern elevation of a proposed new storage building which, members considered, could have an adverse impact on the amenity of neighbours of the site.

1.2 The two principal elements of the proposal comprised, firstly, a rear extension which would project by 3.7m and key into the main roof 1.2m below the existing ridge level. It contains a sun/garden room to the ground floor and an additional bedroom to the first floor. An existing bathroom, which loses its window as a result of the construction of the new bedroom, will now be served by a new window in the northern elevation although this will be obscurely glazed and fitted with a restricted opening mechanism to protect adjacent amenity. Secondly, an extension to the existing detached garage to the south (ie within the applicant's main garden) is proposed to replace an existing timber building. This will measure 3.9m x 3m and is for use by the applicant to accommodate her hobby of grooming and showing dogs. It has been confirmed that this is not a commercial operation (see para 5.4 below). The garage is to be widened by 1m towards the northern boundary and then a store measuring 4.2m deep x 2.2m in width with a sympathetic pitched roof to the extended garage will be added towards the northern curtilage boundary. The extended storage building was to include a window in the northern elevation which, it was agreed with the applicants, would be obscurely glazed.

1.4 It was also proposed that a 1.8m high brick built boundary wall (which was also part of the 2005 approval referred to in para 2.3 below) be constructed on land entirely within the applicant's ownership. Additional tree and shrub planting inside the wall and adjacent to the new store and extended garage was also to be undertaken. In addition timber gates across the applicants drive between the proposed wall and northern elevation of the house were proposed.

1.5 The applicant's dwelling is orientated east-west, the front elevation facing west. There are three dwellings to the north whose main front elevations face the northern (side) elevation of the application site. The closest of the three dwellings to the north will be a minimum of 16m from the closest point of the rear extension and 10m from the single storey storage building extension.

2.0 PREVIOUS PLANNING HISTORY

2.1 97/51205/P : Extension to existing dwelling : Permission Granted 1997.

2.2 05/00065/FUL : Installation of rooflights to existing dwelling : Permission Granted 2005.

2.3 05/02428/FUL : Alterations and extensions to existing dwelling with construction of boundary wall and gates : Permission Granted 2005.

3.0 RELEVANT PLANNING POLICIES:

3.1 The relevant policy of the Development Plan and any supplementary planning policy advice are as follows;

Core Strategy Policy CP17 - Promoting high quality design
Development Policies DP32 - General design
Development Policies DP1 - Protecting amenity

4.0 CONSULTATIONS

4.1 Romanby Parish Council : No response received.

4.2 The application was advertised by site notice and the seven closest neighbours were consulted. Representations have been made by, and on behalf of, the three closest households to the north of the application site. The comments received object to the proposal on the grounds of adverse impact on amenity including light, impact on access and accessibility, overdevelopment of the site, erosion of amenity space, visual dominance and the possibility of part of the site being used for commercial purposes.

5.0 OBSERVATIONS

5.1 The issues to be considered when determining this application are identified in the Policies within the Local Development Framework Core Strategy and Development Policies document as set out above and relate, in this case, to the scale, design and materials proposed (Policies CP17 and DP32) together with the impact, if any, on local visual, and adjacent residential, amenity (Policy DP1). Reference is made in paragraph 4.2 above to the alleged commercial use of part of the site. This is referred to below.

5.2 The proposed rear extension is identical to that which was approved, although not implemented in 2005 (see para 2.3 above). The closest distance between the extension and adjacent dwellings is 16m.

5.3 The extensions to the existing garage and the creation of a 1.8m high boundary wall, were as already noted, part of the 2005 approval. The extension to construct a store on the garage's northern elevation was not part of the 2005 permission but this element does not create any additional silhouette when viewed from the dwellings to the north as it is entirely within and subordinate to the existing northern gable elevation. The closest point of the store is some 10m from the adjacent dwellings.

5.4 Reference was made in the representations received to the applicant using the premises and proposed new accommodation as a commercial dog grooming salon and details of a website were given. The applicant was asked to comment on this allegation and has replied as follows :

" I dispute the allegations that I am running a grooming parlour from my home. I have three Bichon Frise dogs, which require daily grooming and weekly bathing and I have two dog-related hobbies. The 'Yappy Dayz' dog grooming business (which was referred to in the website mentioned by an objector) does not exist. I created it to allow me to purchase dog grooming products at wholesale rather than retail prices. I currently groom my dogs in my daughter's playhouse in the rear garden and bathe them in the family bath, which isn't ideal. The playhouse is very old and leaks whenever it rains, it's damp, dark and the ceiling is very low. I have several expensive pieces of equipment, which need to be kept clean, dry and at a constant room temperature above freezing. It is very hard to keep the shed warm in winter and cool in summer and there is also an issue with security, due to the age and condition of the playhouse. I require a room where I can groom my dogs in a clean, warm, safe environment, where I'm not afraid of the rain running into the electrics. The new Utility Room on the southern side of the garage will be ideal for me so I can bathe the dogs, dry them and scissor them, without having to go back and forth into the house. My first hobby, which I share with my 13-year-old daughter, is the showing of two of our dogs at weekends at Championship Show level. We go to 24 Championship Shows every year including Crufts

and we attend at least 10 open shows. The equipment that we need is vast! It takes up a lot of space and it is currently stored in the Garage. I have applied for planning permission for the Store to do just that, store my show equipment, as well as for storing gardening equipment, etc, as we want to use the Garage to house a vehicle."

5.5 It is consequently considered that no commercial operation exists at the site. In addition reference was made to parking, access and accessibility issues as a result of the proposed works. Whilst parking difficulties often arise on shared surfaces and private drives, in this case the applicant has a garage space and 2-3 car parking spaces on the attached drive. It is not considered that the proposed extensions, bearing in mind their domestic purpose, will create any additional problems in this area.

5.6 Following comments made by members and discussions with the applicants and their agent, revised plans have been received which omit reference to the northern curtilage boundary wall and gates on the driveway. In addition the obscurely glazed window in the northern elevation of the proposed storage building attached to the dwelling has been removed and will be replaced with rooflights in the eastern and western elevations of the new roof.

SUMMARY

It is considered that the proposal is in accordance with the Policies within the Local Development Framework Core Strategy and Development Policies document identified above in that the scale, design and materials proposed are appropriate to the site location and there will be no demonstrable adverse impact on adjacent residential amenity.

6.0 RECOMMENDATION:

6.1 That subject to any outstanding consultations the application be **GRANTED** subject to the following condition(s)

1. The development hereby permitted shall be begun within three years of the date of this permission.
2. The development shall not be commenced until a detailed landscaping scheme indicating the type, height, species and location of all new trees and shrubs to be planted in the north-western corner of the site, has been submitted to and approved by the Local Planning Authority. No part of the development shall be used after the end of the first planting and seeding seasons following the approval of the landscaping scheme, unless the approved scheme has been completed. Any trees or plants which within a period of 5 years of planting die, are removed, or become seriously damaged or diseased, shall be replaced with others of similar size and species.
3. The proposed bathroom window to the northern elevation shall be installed with obscured glazing which shall remain in place unless otherwise agreed in writing with the Local Planning Authority. In addition the window shall be fitted with a restricted opening mechanism such that it shall not open in excess of 30 degrees from its hinged side.
4. The permission hereby granted shall not be undertaken other than in complete accordance with the drawings Ref 126/12/02 rev.C and 126/12/03 Rev.C received 23 Nov 2012 unless otherwise approved 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 the interest of local visual, and adjacent residential, amenity in accordance with Policy DP1.
3. In the interest of the amenity and privacy of adjacent occupiers in accordance with Policy DP1.
4. 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 DP1, CP17 and DP32.