

Parish: Crakehall

Ward: Bedale

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Committee date: 12 December 2019

Officer dealing: Mr P Jones

Target date: 4 July 2019

19/00864/FUL

Rear two storey extension with single storey additions. Front porch extension and internal alterations.

At: 3 Coronation Road, Little Crakehall

For Mr & Mrs D Ventham

This application is referred to Planning Committee as the application has been requested by a Member of the Council.

1.0 SITE, CONTEXT AND PROPOSAL

1.1 The application site is occupied by a two storey, semi-detached dwelling, finished in render under a tile roof. The rear boundaries of the property are formed by a 1.8m close boarded fence.

1.2 The area is residential in character, with both linear and in-depth development forms.

1.3 The application is for full planning permission for a front porch and single and two storey extensions to the rear elevation.

2.0 RELEVANT PLANNING AND ENFORCEMENT HISTORY

2.1 There is no relevant history relating to this site.

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 DP32 - General design

Supplementary Planning Document - Domestic Extensions - Adopted 22 December 2009

Emerging Hambleton Local Plan

National Planning Policy Framework

4.0 CONSULTATIONS

4.1 Public comments - One neighbour objection received, summarised below:

- The proposed extension would affect 2 Coronation Road
- The height of the proposed building would restrict the light in the garden in the afternoon/evening.
- It would also restrict the view to the west.
- A 2-storey extension may set a precedent and we would be concerned that other properties would do the same, thus blocking the outlook further.
- No objection to a single storey extension, the proximity to the boundary and oil tank should be taken into consideration.

5.0 OBSERVATIONS

- 5.1 The main issues to consider are: (i) The impact of the development on the character and appearance of the host building and that of the wider area; (ii) the impact of the proposals on neighbour amenity.

Character and Appearance

- 5.2 Development Policy DP32 supports development of the highest quality which respects the local character and distinctiveness of the area by enhancing the positive attributes and mitigating its negative aspects.
- 5.3 The Council's domestic extensions supplementary planning guidance builds on these issues bringing in concepts of subservience, form and detailing in order to protect the character and appearance of the host building and that of the wider area.
- 5.4 The application site is occupied by a relatively typical semi-detached house. The proposed rear extension will not be readily visible from the street frontage and as such has little in the way of impact on the wider character and appearance of the area.
- 5.5 The proposed rear extension is a relatively large, two storey structure which will dominate the rear elevation of the property. However, given the context of the site and the design of the existing building, it is considered that the proposed development is not harmful and is in compliance with the requirements of Council policy relevant to the design of house extensions.

Residential Amenity

- 5.6 Development Policy DP1 states that all development proposals must adequately protect amenity, particularly with regard to privacy, security, noise and disturbance, pollution, odours and daylight. Developments must not unacceptably reduce the existing level of amenity space about buildings, particularly dwellings, and not unacceptably affect the amenity of residents or occupants.
- 5.7 The Council's domestic extensions supplementary planning guidance develops on the theme of daylighting to habitable rooms, setting out the principle of the 45 degree rule in assessing the impact of development on daylight.
- 5.8 In this case the applicant has sought to limit the impact on the amenity of the neighbouring property, by breaking up the massing of the rear extension, through the formation of a single storey element close to the boundary and the two storey element set approximately 2m back from the boundary. As a result the two storey element is in compliance with the Council's guidance. However, the single storey element, sitting close to the boundary of the property will have a measurable impact on the amenity of the neighbour as this element of the development is in breach of the 45 degree rule. The proposed development will have an impact on the only window to a large kitchen. However, there is a close boarded fence, between the application site and the neighbouring property and as a result the proposed extension will have a minimal impact in terms of daylighting.
- 5.9 In terms of privacy, the proposed development has no significant impact on the privacy of the neighbouring properties to the east or west. However, there is potential for a loss of privacy to the occupier of the property to the south.
- 5.10 The windows in the two storey element of the existing house are 21 m from the neighbouring property to the south and are in a direct window to window relationship.

The proposed two storey rear extension projects from the rear elevation of the existing property by 3.9m (to the external face of the wall), bringing the window to window distance down to 17.1m.

- 5.11 Whilst the Council has not adopted a set separation distance, a well-established rule of thumb is to maintain a 21m separation between windows where oriented in the fashion found in this case. The separation distance is significantly less than 21m and it is considered that the resultant development will result in a significant loss of amenity to the occupier of the property to the south. As such the proposed development is considered to fail to meet the requirements of the Council's domestic extensions guidance and those of Development Policy DP1.

Planning Balance

- 5.12 On assessment of the application, the form and detailing of the application is generally found to be acceptable and in compliance with Local Development Framework policy. However, the proposed development is considered to have an unacceptable impact on neighbour amenity owing to the proximity to the neighbouring property to the south and the resultant loss of residential amenity.

6.0 RECOMMENDATION

- 6.1 That subject to any outstanding consultations permission is **REFUSED** for the following reasons:
1. The proposed development is considered to result in an unacceptable loss of residential amenity, in terms of privacy, to the neighbouring property to the south and as such fails to accord with the requirements of the Council's supplementary planning guidance on domestic house extensions along with the requirements of Development Policy DP1.