

**Parish: Thornton Watlass**

Ward: Tanfield

**9**

Committee Date :

16 March 2023

Officer dealing :

Mr Nathan Puckering

Target Date:

9 March 2023

Date of extension

of time (if agreed):

17 March 2023

**23/00041/FUL**

**Construction of a double storey rear extension, single storey side extension, front porch and works to the existing garage**

**At: 4 Fox Covert Bank Watlass Lane Thornton Watlass Ripon**

**For: Mr and Mrs Hodges**

**This application is presented to the Planning Committee as the applicant is a HDC employee.**

### **1.0 Site, context and proposal**

1.1 The site in this instance is a semi-detached two storey dwelling located on the south eastern edge of Thornton Watlass, a village 3.5km south west of Bedale. It has a pebble dashed external finish with several courses of brick visible from the ground up. To the rear there is a small flat roofed element which adjoins the rear elevation. There is an almost identical dwelling adjoining the western side of the site, although there is a distinction in that the site has a small, detached garage at the end of the driveway, just to the east of the dwelling. There is a similar set of semi-detached dwellings to the west, with a detached bungalow directly to the east. It should be noted that the boundary of the Thornton Watlass Conservation Area is around 70m to the west of the site.

1.2 This application is seeking permission for various alterations. These can be summarised as follows:

- Two storey dual-pitched extension to the rear, with cedar cladding on the rear elevation.
- A smaller lean-to style rear extension, with an anthracite grey standing seam cladding roof material.
- A lean-to side elevation to provide a log store and side entrance.
- A small brick-built porch on the front elevation.
- Alteration to the roof of the garage to create a dual-pitched roof instead of the existing mono-pitched design. The roof material will match that used on the aforementioned small rear extension.

1.3 Throughout the consideration of this application, the following amendments have been made:

- Change to the proposed roof material for the large two-storey extension and the porch to match those used on the existing dwelling.
- Removal of cedar cladding from porch so it would be bricked to match the existing visible courses on the main dwelling.

1.4 It should be noted that this application was submitted along with an application for a smaller single-storey extension and front porch extension to the adjoining dwelling; details of which are set out in section 2.0. The neighbouring rear extension would directly adjoin the proposed extension being considered under this application.

## **2.0 Relevant planning history**

2.1 23/00042/FUL - Single storey rear extension, porch, off-street parking and solar panels  
- Granted February 2023 (application at neighbouring no. 3 Fox Covert Bank).

## **3.0 Relevant planning policies**

3.1 As set out in paragraph 2 of the NPPF planning law requires that applications for planning permission be determined in accordance with the Development Plan unless material considerations indicate otherwise. The law is set out at Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of the Town and Country Planning Act 1990.

Local Plan Policy S1: Sustainable Development Principles  
Local Plan Policy E1: Design  
Local Plan Policy E2: Amenity

## **4.0 Consultations**

4.1 Parish Council - No objections.

4.2 Site Notice & Neighbour Notification - No comments received.

## **5.0 Analysis**

5.1 The main determining issues in this instance are i) design and the impact on the character and appearance of the locality and ii) the impact on residential amenity. The site is sufficiently separated from the Conservation Area so that the relationship is such that the works would be inconsequential to the setting of this heritage asset and thus this is not a determining issue.

Design and impact on the locality

5.2 Policy E1 of the Local Plan relates to the design of development and sets out how all development should be of a high quality, integrating successfully with its surroundings in terms of form and function, reinforcing local distinctiveness and help to create a strong sense of place. It then goes on to set out a number of design principles, with some specifically relating to domestic extensions. These are as follows (as material):

- l. the proposal respects the scale, massing and materials of the original dwelling and will not cause unacceptable harm to its character;
- m. there is no unacceptable harm caused to the character or appearance of the surrounding area or to the residential amenity of homes nearby;
- n. there is no unacceptable loss of parking or garden and amenity areas;

5.3 The design of the main two-storey extension to the rear is acceptable. The lower ridge height ensures it appears subservient and is of a suitable scale that does not dominate the existing dwelling. The use of contrasting materials in terms of the cedar cladding and the standing seam roof on the smaller extensions and garage is noted but it is not unusual to distinguish between old and new in this way so overall it would not harm the character and appearance of the dwelling.

5.4 Initially concern was expressed with using the standing seam on the two-storey extension as this would've been visible upon approach to the village from the south east and it was considered that being used on such a large part of the development would have appeared incongruous and harmful. This was amended to match the existing roof which addressed these concerns. The standing seam roof material would still be evident on the garage and small log store, but samples have been provided which demonstrate that it is a high-quality finish that is acceptable on these much smaller, ancillary structures, where it would have a lesser impact on the surrounding area. It should also be noted that the standing seam roof would be used on the aforementioned smaller extension to the neighbouring dwelling and in this respect would be consistent.

5.5 The proposed porch would have glazing in the front elevation, effectively mimicking the porch that is already in situ on the dwelling opposite the site. Generally porches are not a consistent feature within the village, but this particular street does have lightweight canopy structures that somewhat break the street scene up and thus the porch would not appear out of place. Initially the proposal was to clad the porch in cedar cladding which would've appeared incongruous, but this was rectified through amendments. It is also important to note that a porch could be constructed under permitted development in any event, albeit slightly smaller than that proposed. Furthermore, similar to the standing seam roof, an identical porch has been granted on the neighbouring dwelling which would increase the prominence of these features in the locality and further ensure the proposal will not harm the character and appearance of the surrounding area.

5.6 On the whole the proposed amendments to the dwelling are of a suitable design that will not harm the character and appearance of the host dwelling or the surrounding locality. On this basis the proposal complies with policy E1 and is acceptable on design grounds.

#### Amenity

5.7 Policy E2 of the Local Plan relates to amenity and requires all proposals to provide and maintain a high standard of amenity for all users and occupiers, including both future occupants and users of the proposed development as well as existing occupants and users of neighbouring land and buildings, in particular those in residential use.

5.8 The main issues in this respect are loss of light and privacy for the neighbouring dwellings. In terms of the bungalow to the east, owing to the sizeable separation distance between it and the site, the only alteration that could have a material impact is the change to the garage. That said, the height of the ridge resulting from the changes to the roof would actually only increase the overall height by approximately 650mm. This would mean that no overshadowing would occur to the neighbouring bungalow or its rear garden.

5.9 Clearly the potential impact on the adjoining dwelling is greater. That said, said dwelling has recently gained permission for a single storey extension itself, which when built out would mean that this extension to the site will only protrude an extra 1.4m, albeit also including the first floor. Nevertheless, this first-floor extension is of a suitable scale to ensure it will not impact daylight provision reaching the windows on the rear elevation of the neighbouring dwelling to a harmful extent.

5.10 The 45-degree rule set out on the Council's Domestic Extensions SPD is used as guidance to assess whether a rear extension will adversely impact daylight provision to a harmful extent. With a two-storey extension, a 45-degree line is drawn from the mid-point of the nearest ground floor window on the neighbouring dwelling. If the extension breaks

this 45-degree line, it is said that the impact on daylight provision would be such that it would be harmful to amenity. If the neighbouring extension is built out, this proposal passes this test by some distance. Should the extension on the neighbouring dwelling not be built out, this proposed two-storey extension would ever so slightly protrude passed the 45-degree line from the existing window by about 230mm. This rule is only guidance, and such a minor infraction is not considered to equate to harm that would warrant refusal of this application.

5.11 In terms of privacy, there are no windows on any side elevations that would face over neighbouring dwellings. There are large windows on the rear elevation of the two-storey extension, but these would face away from the adjoining garden, helping to ensure it would not give way to overlooking.

5.12 On the whole, the proposal would maintain a high level of amenity for both the occupants of the site as well as neighbouring dwellings. On this basis, the proposal complies with Policy E2.

### Planning balance

The proposal complies with both policies E1 and E2 of the Local Plan and approval is recommended on that basis.

## 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 3 received by Hambleton District Council on 14.02.2023 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 Local Plan Policies S1 and E1.