

**Parish Borrowby**  
Ward: Bagby & Thorntons

**1**

**22/02265/FUL**

Committee Date: 24 November 2022  
Officer dealing: Mrs Angela Sunley  
Target Date: 29 November 2022  
Date of extension of time (if agreed):

## **Extension to the rear of the property**

**At: Valentine Cottage, Back Lane, Borrowby, Thirsk, North Yorkshire, YO7 4QQ**  
**For: Mrs Tracy Price**

**The application is brought to Planning Committee as the applicant is an employee of Hambleton District Council**

### **1.0 Site, Context and Proposals**

- 1.1 The site occupies a double fronted, two storey, stone dwelling. The property sits in the middle of a group of terraced dwellings with substantial rear gardens. The property is located to the north-east fringe of Borrowby, within the Conservation Area
- 1.2 The dwelling has a small garden area to the front, at a higher level to that of the highway. Access to the rear of the dwelling is from Back Lane which lies to the east of the site.
- 1.3 The application is for an extension to the rear of the property.
- 1.4 The proposal is to extend an existing rear, single storey extension by 1.2 metres and create a first floor extension, to accommodate a bedroom with an en-suite.

### **2.0 Relevant Planning History**

- 2.1 81/0507/FUL: Alterations and extensions to existing dwellinghouse to include car port with store – Permitted

### **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

Local Plan Policy S7: The Historic Environment

Local Plan Policy E5: Development Affecting Heritage Assets

Domestic Extensions SPD Dec 2009

National Planning Policy Framework

## **4.0 Consultations**

- 4.1 Borrowby Parish Council – No response, expiry date 25 October 2022
- 4.2 Neighbours - No response, expiry date 25 October 2022
- 4.3 Site notice - No response, expiry date 25 October 2022

## **5.0 Analysis**

- 5.1 The main planning issues raised by this application are whether the proposed development would have a detrimental impact on 1) the residential amenities of nearby properties and 2) whether the design and form of the proposed development would have a detrimental impact on the character and appearance of the dwelling and 3) the impact if any upon the surrounding area and the Conservation Area.

### Impact on the Historic Environment

- 5.2 S66 of the Planning (Listed Buildings and Conservation Areas) Act requires that special regard is had to the desirability of preserving the asset or its setting or any features of special architectural or historic interest which it possesses. Section 72 requires special attention to be paid to the desirability of preserving or enhancing the character or appearance of that area. The National Planning Policy Framework paragraph 199 to 202 requires an assessment of the potential harm a proposed development would have upon the significance of a designated heritage asset.
- 5.3 S7 and E5 state. Development which will help in the management, conservation, understanding and enjoyment of the historic environment, especially for those assets which are at risk, will be encouraged. Particular attention will be paid to the conservation of those elements which contribute most to Hambleton's distinctive character and sense of place. All development must ensure it has a sustainable future for the district's historic environment. Development proposals must protect and conserve the district's heritage assets and their settings, and where possible enhance them. Any harm to, or loss of, the significance of a designated heritage asset will require clear and convincing justification.
- 5.4 Valentine Cottage is a terraced property and as a result the development to the rear of the property would not be publicly visible from the Conservation Area. However, there is potential for the development to be seen from Back Lane, a small lane to the east of the site, therefore considerations of the character of the dwelling and its setting must be considered, as well as the quality of design. Given the long rear gardens, existing outbuildings, existing screening, along with the scale and design of the proposed development, it is considered that the proposed extension would enhance and not compromise the spatial setting of the property and surrounding area. It is concluded that the proposed development results in no harm to the significance of the designated heritage asset.

### Impact on residential amenity

- 5.5 Policies S1, E2 and Hambleton District Council's guide on Domestic Extensions states; all development must make a positive contribution towards the sustainability of communities, enhances the environment, and adapts to and mitigates the impact

of climate change. Development must make effective and efficient use of land, whilst having a healthy, safe, and attractive living and working environment. Development must adequately protect amenity, particularly regarding privacy, noise and disturbance, pollution (including light pollution), odours and daylight.

- 5.6 The proposed development would be to the rear elevation of the dwelling, adjacent to a neighbouring property's existing extension, thus making effective and efficient use of land within the domestic curtilage. Taking the scale of the development into consideration along with separation distances to neighbouring properties, it is considered that the proposed extension on this rear elevation would have no significant impact on the amenities of neighbouring residents in terms of their outlook, overlooking, loss of privacy and impact on light.

#### Supporting a high-quality environment

- 5.7 Policy E1 states; All development should be of a high quality, integrating successfully with its surroundings in terms of form and function, reinforcing local distinctiveness and helping to create a strong sense of place, all development is supported by design work that is proportionate to the scale and complexity of the site and surroundings.
- 5.8 The proposed development would be in proportion to the scale of the original dwelling; the proposed extension would be of an acceptable scale and sympathetically designed. The proposed development is considered to have no significant, detrimental impact on the character of the host building or its setting. The Development is considered to accord with the requirements of Development Policy E1.
- 5.9 Taking all the above into account it is considered that the development would preserve and enhance the character and appearance of the dwelling and the vicinity and would not cause harm to the significance, appearance or character of the Conservation Area and accords with the requirements of all relevant Local Plan policies.

#### Planning Balance

- 5.10 It is considered that the proposal is in accordance with the policies within the Local Plan in that the development proposal will lead to no harm to the significance of the designated heritage asset 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)

#### 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 drawings received by Hambleton District Council on 3 October 2022; unless otherwise approved in writing by the Local Planning Authority.
3. The development hereby approved shall not be formed of materials other than those detailed within the application form received by Hambleton District Council on 3 October 2022; unless otherwise agreed in writing by the Local Planning Authority.

#### Reasons

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, E1, E2, E5, S7, DOMEX Domestic Extensions SPD Dec 2009 and NPPF - National Planning Policy Framework.
3. 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.