

Parish: Great Ayton
Ward: Great Ayton

Committee Date: 24 November 2022
Officer dealing: Mrs Angela Sunley

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Target Date: 21 November 2022
Date of extension of time (if agreed):
28 November 2022

22/02223/FUL

Two storey extension to rear of house, single storey extension to side and rear of house, porch to front elevation, loft conversion, render full building and new gravel drive area.

At: 1A Bridge Street, Great Ayton, Middlesbrough, North Yorkshire, TS9 6NP
For: Mr Graham Castle-Ward

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

1.0 Site, Context and Proposal

- 1.1 The site is occupied by a modest sized bungalow with detached garage. The property sits well back within its plot with views across the high street and the river Leven within the Conservation Area of Great Ayton.
- 1.2 The property has good sized amenity areas to the front and rear and sufficient space within the curtilage to accommodate vehicles for off street parking. Access to the property is via a private drive off Bridge Street.
- 1.3 The proposed development is for a two-storey extension to the rear of the house, a single storey extension to the side and rear of the house, a porch to the front elevation and conversion of the loft to living accommodation along with the rendering of the full building and formation of a new gravel drive.

2.0 Relevant planning history

- 2.1 81/0721/FUL: Bridge Street, Great Ayton. Construction of a detached bungalow with domestic garage – 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 Great Ayton Parish Council – Response date 10 October 2022; Objection to south side single storey extension due to the proximity to the boundary line and the neighbours. Height of the roof would block vista and have a negative impact to housing on Holly Garth.
- 4.2 Neighbours - No response, expiry date 18 October 2022
- 4.3 Site notice - No response, expiry date 26 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 historic environment; 2) the residential amenities of nearby properties; 3) whether the design and form of the proposed development would have a detrimental impact on the character and appearance of the dwelling and 4) the impact upon the character of the surrounding area.

Impact on the Historic Environment

- 5.2 S66 of the Planning (Listed Buildings and Conservation Areas) Act requires special regard be given 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 Policy S7 and E5 of the Local Plan state; Development will be encouraged which will help in the management, conservation, understanding and enjoyment of the historic environment, especially for those assets which are at risk. 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 1A Bridge Street is a detached property which is set well back within its plot and is partially visible from public spaces within the Conservation Area of Great Ayton, therefore considerations of the character of the dwelling and its setting must be considered, as well as the quality of the design of the proposal in more general terms. Given the existing screening, along with the scale and design of the development, it is considered that the proposed development would generally enhance and not compromise the spatial setting of the property and surrounding area. The proposed alterations and extensions are considered to follow the existing form of development in the locality and is considered to result in no harm to the

significance of the designated heritage asset. The development is considered to be in compliance with the requirements of policy E5 and the requirements of the NPPF.

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 producing 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 proposal includes the rendering of the property, construction of a single storey wraparound extension, a two-storey structure and a porch extension to the existing dwelling. The proposed development would be making effective and efficient use of existing 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 development would result in no significant impact on the amenities of neighbouring residents in terms of their outlook, overlooking, loss of privacy and impact on daylight.
- 5.7 Hambleton District Council's guide on Domestic Extensions states; where possible, dormer windows should be positioned to the rear of the dwelling to preserve the character of the street scene, unless front dormers are already a common feature in the locality. Dormer windows to a roof slope visible from a public space should ensure that their scale and design is appropriate.
- 5.8 There are several properties within the surrounding area that have dormer windows to their front roof slope, therefore the proposal to introduce dormer windows and rooflights into the roof form of 1A Bridge Street, is considered not to result in a harmful impact and is considered acceptable. The dormer windows are of an appropriate scale and are of a design to compliment the host dwelling without creating detriment to the distinctiveness, character and appearance of the dwelling and the surrounding area.

Supporting High Quality Environment

- 5.9 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 help 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.
- 5.10 The dwellings in the area are diverse in scale, form, and materials. It is considered that the proposals are sympathetically designed and have no significant detrimental impact on the character of the host building or its setting. The proposal would enhance and not compromise the spatial setting of the property and surrounding area, therefore creating no harm to the character and appearance of the area. The Development is considered to accord with the requirements of Development Policy E1.

5.11 The Parish Council observations with regard to the potential impact of the extension on the south elevation have been noted but given the scale of the single storey extension along with existing screening, it is considered that the proposed development on this elevation would not be sufficient to warrant a refusal of planning permission in this case.

Planning Balance

5.12 Taking all the above into account it is considered that the development would preserve and enhance the character and appearance of the dwelling and would not cause harm or adverse impact on the appearance, character or setting of the Conservation Area and accords with the requirements of all relevant Local Plan policies.

5.13 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 or on the value of the Conservation Area

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 drawings numbered: 22032-004, 006 and 008; received by Hambleton District Council on 26 September 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 26 September 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.