

	<p style="text-align: center;">REPORT TO PLANNING & DEVELOPMENT COMMITTEE</p> <p style="text-align: center;">TO BE HELD ON THURSDAY, 8 April 2021</p>	
<p>APPLICATION REFERENCE NO: 21/00219/HS</p>	<p>TARGET DATE: 7 April 2021</p>	<p>GRID REF: 502712-490074</p>

REPORT OF THE PLANNING SERVICES MANAGER – PSM/21/55

SUBJECT: Erection of two storey side extension with integral garage and single storey rear extension at 63 Cross Lane Newby Scarborough North Yorkshire YO12 6DQ for Mr And Mrs J Bramley

1.0 THE PROPOSAL

1.1 The application is to be considered by Members as the applicant is an employee of the Council. Members considered a previous planning application at the 13th August 2020 meeting. This application seeks amendments to proposal that includes a smaller single storey extension in terms of its width, that does not disrupt the existing dining room and its bay window. The single storey extension will project into the garden by a further 1 metre to that previously approved. Externally, the two storey extension will be the same to that approved, with a utility room to the rear of the integral garage.

1.2 The application site is located within a residential area of Newby, adjacent to Cross Lane. The dwelling is detached, with a hipped roof, constructed from render and a plain rosemary tile roof. There are bay windows at ground floor and first floor level at the front and rear. There is a detached single storey garage to the north east of the dwelling and a lean to single storey extension to the rear.

1.3 The proposal seeks the erection of a two storey side extension with integral garage and single storey rear extension. The existing detached single storey garage will be demolished to facilitate the two storey side extension.

1.4 The two storey extension will measure 3.8 metres in width, 6.7 metres in depth, 5 metres to the eaves and 8.8 metres to the ridge. The extension will be lower in ridge and eave height compared to the existing dwelling and will not project further forward than the bay windows at the front of the dwelling. It will have a hipped roof design and be constructed from render and plain rosemary tile to match the existing dwelling. Two roof lights are proposed on the rear roof slope of the two storey extension, as well as a first floor window to the rear. No first floor windows are proposed on side elevation.

1.5 The single storey extension will measure 4.34 metres in width (with 2.95 metres already in place with the existing single storey lean to extension) and 3.4 metres in depth. It will have a lean to roof that will mirror the existing single storey lean to

extension, with a ridge height of 3.7 metres and eave height of 2.6 metres. It will be constructed from render and plain rosemary tile to match the existing dwelling and have one roof light. All windows and doors will be UPVC to match the existing property.

2.0 SCREENING OPINION REQUIRED?

2.1 No

3.0 PRE-APPLICATION COMMUNITY ENGAGEMENT

3.1 None undertaken

4.0 CONSULTATIONS AND COMMENTS

The following is a summary of the key and relevant comments received from consultees and interested parties. Their full comments and any accompanying documentation are available to view on the Council's website.

4.1 Newby and Scalby Parish Council - no objection.

4.2 Publicity - consultation period expired on 23rd March 2021.

No responses have been received.

5.0 RELEVANT SITE HISTORY

5.1 2010 - Lean to extension to rear to extend kitchen; the proposal was considered permitted development.

5.2 2020 - Erection of two storey side extension with integral garage and single storey rear extension; permitted with conditions.

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise (in the case of advertisement applications the Advertisement Regulations 2007 are applicable). Attention is drawn to the following Development Plan and other planning policies and guidance which are considered to be particularly relevant to the consideration of this application:-

Scarborough Borough Local Plan 2017

DEC 1 - Principles of Good Design

DEC 4 - Protection of Amenity

National Planning Policy Framework

NPPF12 - Achieving well-designed places

Scarborough Borough Supplementary Planning Documents

None relevant

Local Planning Policy and Guidance

Residential Extensions - Supplementary Planning Guidance

7.0 ASSESSMENT

7.1 The primary considerations relating to this planning application are the effect the scheme would have on the character and appearance of the host property and wider area and the impact the development would have on neighbour amenity

Character and appearance of the host property and wider area

7.2 Local Plan Policy DEC1 seeks to ensure that design responds positively to the local context, in terms of its scale, form, height, layout, materials, colouring, fenestration and architectural detailing.

7.3 The Residential Extensions Supplementary Guidance states that side extensions can be suitable on both detached and semi-detached dwellings. The gable proportions, roof pitch and roof type of a new extension should be similar to the original dwelling. Designs should match the construction methods of the original dwelling. The front of the new extension should be set back from the front of the original dwelling and the ridge height should be lower.

7.4 The proposed two storey extension reflects the proportions, roof pitch and roof type of the original dwelling by being a hipped roof addition. There is also a step back in ridge and eave height compared to the original dwelling. The front of the new extension is proposed to be set back from the front bay window of the original dwelling by 0.5 metres.

7.5 In terms of scale, the proposed two storey side extension is not more than half the width of the existing dwelling and would not result in an addition which would appear disproportionate to the scale of either the dwelling or overall site.

7.6 Both the proposed design and construction materials of the two storey extension would be sympathetic to the original dwelling, with render walls and a plain rosemary tile roof.

7.7 The proposed single storey rear extension will form an extension to the existing lean to single storey extension to the dwelling. It forms a modest rear addition to the original dwelling, with the lean to roof sitting below the first floor windows. The bay window that serves the dining room will be retained.

7.8 Both the proposed design and construction materials of the single storey extension would be sympathetic to the original dwelling, with render walls and a plain rosemary tile roof.

7.9 The dwelling occupies a modest sized curtilage, and whilst the rear garden area will be developed by the proposals, the curtilage will not be overdeveloped by this scheme. There is also still space at the front of the dwelling for car parking and the garage will be retained to form an integral part of the two storey side extension.

7.10 In light of the above considerations, it is considered that the development would accord with Local Plan Policy DEC1, Section 12 of the National Planning Policy Framework and the Council's Residential Extensions Guidance document.

Residential amenity

7.11 Local Plan Policy DEC4 does not allow development that would have a serious effect on residential amenity and requires that proposals should not give rise to unacceptable impacts by means of overbearing, overlooking and loss of privacy, disturbance from noise, emissions and overshadowing.

7.12 In relation to the two storey side extension will be positioned on the north eastern boundary in part with the semi-detached dwelling of 61 Cross Lane. This dwelling has a single storey garage between the boundary and the dwelling itself. There are two first floor side windows on 61 Cross Lane and these appear to serve a landing and bathroom.

7.13 Given the side to side relationship between the proposed two storey extension and the neighbouring dwelling, there being no side facing windows and the single storey garage being in situ between the dwellings, it is considered that there will not be an unacceptable impact by means of overbearing, overlooking or loss of privacy.

7.14 In relation to the single storey rear extension, given its single storey nature, the boundary fence being retained with the neighbouring dwelling of 65 Cross Lane and there being no side facing windows, it is considered that no significant overbearing, overlooking or privacy issues would be caused. Due to the back to back relationship with the dwellings along Harewood Avenue and the distance between the rear of the single storey extension and the boundary, it is considered that no significant overbearing, overlooking or privacy issues would be caused.

7.15 In light of the above considerations, it is considered that the proposal would not result in a materially harmful impact upon residential amenity and therefore accords with the requirements of Local Plan Policy DEC4.

8.0 PRE-COMMENCEMENT CONDITIONS

8.1 There are no pre-commencement conditions recommended.

POSITIVE & PROACTIVE STATEMENT

The following steps were taken in an effort to achieve a positive outcome to this application.

The application as submitted is considered acceptable and there was no need for further proactive action from the Local Planning Authority.

RECOMMENDATION

PERMISSION BE GRANTED, subject to the following condition(s)

- 1 The development hereby permitted shall be carried out in accordance with the following plan/s:

Site Location Plan, Proposed Block Plan, Proposed Floor Plans (Drawing Three F) all received 27th January 2021. Proposed Elevations (Drawing Four G) received 10th February 2021.

Reason: Reason: For the avoidance of doubt.

David Walker

Background Papers:

Those documents referred to in this report.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT MS CHARLOTTE CORNFORTH ON 01723 232482 email charlotte.cornforth@scarborough.gov.uk



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