



SCARBOROUGH
BOROUGH COUNCIL

**REPORT TO PLANNING &
DEVELOPMENT COMMITTEE**

**TO BE HELD ON THURSDAY,
8 December 2022**

APPLICATION REFERENCE NO:

22/01787/HS

**Corporate Aims
Better Lives, Better Homes, Better
Places, Brighter Futures, Better
Council**

TARGET DATE:

27 October 2022

**Extended date:
12 December 2022**

GRID REF:

500927-493720

REPORT OF THE HEAD OF PLANNING – HOP/22/245

SUBJECT: Erection of two storey and single storey side extensions at The Old Mill Lodge Mill Lane Cloughton Scarborough North Yorkshire YO13 0AB for Mr And Mrs Crossley

1.0 THE PROPOSAL

1.1 The application is to be considered by Members as the applicant is an employee of the Council.

1.2 The application site comprises of a two storey detached dwelling, known as The Old Mill Lodge, Mill Lane, Cloughton and has an extensive domestic curtilage with some mature trees along the boundary fronting onto Mill Lane. The dwelling faces onto Mill Lane but is served by a narrow single width road providing vehicular access to the side of the property and driveway.

1.3 The dwelling has a pitched roof and projecting gable to one side on the front elevation. There is a small lean to on the side elevation of the dwelling and another larger lean-to across the rear elevation. The house is constructed of stone with a pantile roof. There is a single detached garage with a pitched roof adjacent to the rear elevation.

1.4 The proposal seeks the erection of a two storey side extension measuring 4.7m wide x 8.4m long to create a living room and utility room/WC at ground floor level. At first floor level are proposed two additional bedrooms, one being en-suite. The windows proposed on the two storey extension on the front elevation facing the road will mirror the size and proportions of the existing windows on the front elevation of the main house.

1.5 There is also proposed a single storey lean-to extension measuring 3.2m wide x 9.6m long on the other side of the dwelling, with a lean-to roof which will adjoin the existing lean-to on the rear elevation, which will in effect create a wrap-around element to the dwelling. This will create a larger dining room and sunroom to the side/rear. There will be standard velux windows in the roof line of the dining room/sunroom extension.

1.6 The proposed materials of construction are proposed to be matching natural stone, with cill and lintel features to match the existing detailing on the main dwelling and a natural red pantile roof. The ridge line of the proposed two storey element will be level with the existing ridgeline and there will be matching stone tabling and corbel features reflecting the existing features on the main dwelling.

1.7 It is also intended to replace the dormer window on the front elevation with a flat roofed dormer of a larger size than existing which will sit between the two projecting gable on the front elevation.

1.8 The application property is one of a cluster of dwellings which are served by the narrow single width road, which runs along the southern edge of the site off Mill Lane. The adjacent properties include No.2 Mill Court (the nearest neighbouring property to the east), and No.3 Mill Court (further to the east) both surrounding a vehicular turning area. Also adjacent to the turning area is The Old Mill and The Old Mill House.

1.9 The nearest neighbouring property, No.2 Mill Court, is a large detached dwelling located in an extensive plot and is linear in nature with the gable facing the access road.

1.10 The application property is in close proximity to Cloughton Bridge in front of the site on the main road (directly west) which spans a stream/river (also known as Quarry Beck) which runs along the northern edge of the application site.

1.11 The application site is located within a Drainage Sensitive Area as identified within the North East and Yorkshire Strategic Flood Risk Assessment.

1.12 Along the edge of the stream/river (Quarry Beck) is an area of land designated as flood zone 2 and zone 3 which borders the application site, however the application site itself is located outside the flood zone but in a Drainage Sensitive Area.

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 Cloughton Parish Council - no objection.

4.2 Flood and Drainage Engineer (SBC) - the Drainage Statement is in order and I have no objections to Planning Application

4.3 Publicity - consultation period expired on 27th October 2021.
No responses have been received at the time of writing the report

5.0 RELEVANT SITE HISTORY

5.1 There is no relevant site history.

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

ENV 3 - Environmental Risk

National Planning Policy Framework

NPPF12 - Achieving well-designed places

NPPF14 - Meeting the challenge of climate change, flooding and coastal change

Scarborough Borough Supplementary Planning Documents

Residential Design Guide - SPD

Local Planning Policy and Guidance

None relevant

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, the impact the development would have on neighbour amenity, drainage and the adjacent flood zones.

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 In terms of the two storey and single storey side extensions the design and proportions, detailing, and proposed materials are considered an appropriate design response.

7.4 While it is noted that the two storey extension is not set down from the ridge of the main roof but runs at the same height, which is not strictly in compliance with the Residential Extensions SPD it is considered that in this instance the extension re-orders the property and is acceptable in this case.

7.5 The design with a second projecting gable to the front elevation in effect mirrors what is already there and in terms of scale, the proposed extension would be of an appropriate height and projection and therefore is considered an appropriate design response.

7.6 The proposed single storey lean-to is set back from the front elevation of the main dwelling and appears as a subservient addition and ties in with existing lean-to on the rear elevation. The design of the extension exhibits a simple domestic appearance that is considered to sit comfortably with the character of the host dwelling and garage.

7.7 The extensions are substantial when compared to the size of the existing dwelling but given the size of the plot is large would not constitute overdevelopment.

7.8 The property is set back from the main road and screened by mature trees and other shrubs and therefore even with significant extensions does not appear unduly prominent at this location when viewed from Mill Lane.

7.9 When viewed from the other road frontage (ie the single vehicular access) adjacent properties all have an of individual style, design and character so the additions do not appear out of character in the context of the neighbouring dwellings.

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 The only neighbouring property is No.2 Mill Court which is a detached dwelling located on a large plot located some considerable distance away from the application property. The neighbouring property has a substantial Leylandii hedge around the perimeter of the plot approx. 2m high which already provides privacy and screening to both properties and their individual garden areas being located on the shared boundary.

7.13 It should be noted that the majority of the garden area at the application property is to the front of the site to the west of the dwelling, with a shorter rear garden to the east.

7.14 In addition the applicants existing single garage is also situated along the shared eastern boundary and acts as a buffer between the properties at ground floor level.

7.15 At ground floor level the windows are therefore adequately screened and no overlooking is possible either from the proposed two storey extension or the single storey extension.

7.16 The two storey extension is located approx. 8.6m from the joint boundary but the proposed first floor windows will be visible above the Leylandii hedge. However the neighbours facing elevation is off set from the proposed location of the two storey extension (ie not back to back) and the first floor windows will look down on the roof line of a single storey element attached to the neighbours property. Some views into the neighbours garden may be possible but oblique. Given the relationship and the distances between the two dwellings overlooking is not a concern.

7.17 The application property is coming no closer to the boundary with the neighbour and privacy will not be detrimentally affected. Given the significant separation distances and generous plots at this location neither of the two extensions would be overbearing to No.2 Mill Court.

7.18 Given the orientation of the plot the two storey extension may cause overshadowing in the latter part of the day but this will only affect a very small part of the neighbours large garden especially taking into account the overshadowing impact on the existing tall hedge line and therefore this is not enough to warrant refusal.

7.19 There is still adequate parking for at least 2 cars on the remaining driveway.

7.20 In conclusion due to the positioning of the proposed extensions, the existing boundary treatments and positioning of the windows, it is considered that there would be no significant privacy issues created from the proposed extensions and they would not result in a materially harmful impact upon residential amenity and therefore accords with the requirements of Local Plan Policy DEC4.

Drainage

7.21 Local Plan Policy ENV3 (Environmental Risk) seeks to ensure that proposals mitigate against the implications of environmental risk and the effects of climate change.

7.22 The site is located within a Drainage Sensitive Area, however a drainage strategy has been submitted with the application and the Area Engineer raises no objection.

7.23 On this basis, it is considered that the surface water-run off will be adequately managed by these measures and accords with the requirements of Local Plan Policy ENV3 and Section 14 of the National Planning Policy Framework.

Flood zone

7.24 The dwelling is located next to a stream/river known as Quarry Beck along the northern edge of the site which curves towards the east behind the site beyond the cluster of dwelling in this immediate area.

7.25 The area immediately surrounding the stream/river banks is designated as flood zone 2 and 3. Flood Risk zone 3 is classified as a functional floodplain and are deemed to be the most risk land of flooding from rivers.

7.26 Policy ENV 3 of the Scarborough Local Plan seeks opportunities to reduce the causes and impacts of flooding from new development. With regards to this development no flood risk assessment has been submitted with the application, as this is not required with the site being located outside of the designated flood zones.

7.27 However, the site is located in close proximity to a flood zone 2 and 3 and as way of safeguarding the development conditions should be attached to any subsequent planning permission to protect the extended property, including making sure the floor levels are either no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level. Any extension will also need to use flood resistant materials up to at least 300mm above the estimated flood level.

7.28 It is also advised that flood water can put pressure on buildings, causing structural issues. If the design aims to keep out a depth of more than 600mm of water, the applicant should get advice from a structural engineer. With these safeguards the extension is considered acceptable.

POSITIVE AND PROACTIVE STATEMENT

The proposed development as submitted is in principle acceptable, but there are certain aspects where additional details need to be agreed and implemented and/or specific safeguards need to be put into place. The Local Planning Authority acted proactively by attaching planning conditions which can adequately address such matters.

RECOMMENDATION

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

- 1 The development hereby granted shall be carried out in strict accordance with the submitted plans, reference numbers:
 - Site Location Plan/Block Plan received by the Council on 31st August 2022
 - Proposed side elevations (Drawing No. 590/R/3) and front and rear elevations/ floor plans (Drawing No. 590/R/2) received by the Council on 31st August 2022
 - Drainage Statement received by the Council on the 7th November 2022

Reason: For the avoidance of doubt

- 2 The external materials to be used on the extension/s hereby approved shall match the existing stone and roof pantiles on the main dwelling to the satisfaction of the Local Planning Authority

Reason: In order to ensure a satisfactory external appearance to satisfy then requirements of Policy DEC1 of the Scarborough

- 3 The floor levels of the development hereby approved should be no lower than existing floor levels or 300 millimetres (mm) above the estimated flood level and flood resistant materials up to at least 300mm above the estimated flood level.

Reason: In the interests of safeguarding against flood risk and to comply with Policy ENV3 of the Scarborough Local Plan

Notes

- 1 Advice Note:
Flood water can put pressure on buildings, causing structural issues. If your design aims to keep out a depth of more than 600mm of water, you should get advice from a structural engineer.

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 CLAIRE WALSH ON 01723383663 email claire.walsh@scarborough.gov.uk



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