

North Yorkshire Council

Community Development Services

Richmond (Yorks) Area Constituency Planning Committee

11 April 2024

ZD23/00683/FULL - Full Planning Permission for Ground floor side extension to provide a larger dining / kitchen, plus the amendment of the vehicular parking to the front of the property

At: 13 Moorside Road, Richmond, North Yorkshire, DL10 5DJ

Report of the Assistant Director Planning – Community Development Services

1.0 PURPOSE OF THE REPORT

- 1.1 To determine a planning application for Full Planning Permission for Ground floor side extension to provide a larger dining / kitchen, plus the amendment of the vehicular parking to the front of the property.
- 1.2 The applicant is a senior officer (Corporate Director/Assistant Director/Head of Service or equivalent) of the Council and has a pecuniary interest in the outcome of a planning application and as specified under Section 9, para 9.3 (vi) of the Constitution, this application is therefore brought to planning committee.

2.0 SUMMARY


RECOMMENDATION: That planning permission be **GRANTED** subject to conditions listed below.

- 2.1 The proposal complies with CP13 with regards high quality design. There are no material issues with regard to the amenities of local residents or highway safety and the proposal complies with CP3 and CP4 in these regards. The development meets the requirements and expectations of the relevant policies of the Richmondshire Core Strategy and the National Planning Policy Framework and should be approved accordingly.
- 2.2 Technical matters have been suitably addressed with no statutory consultee objections.

ZD23/00683/FULL

02/04/2024



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3.0 PRELIMINARY MATTERS

- 3.1. Access to the case file on Public Access can be found here: [Documents for ZD23/00683/FULL](#)
- 3.2. There have been no amendments to the proposal since submission and no re-consultations.
- 3.3. There is no recent or relevant planning history to the application site.

4.0 SITE AND SURROUNDINGS

- 4.1 The property is modern brick built semidetached dormer bungalow with grey anthracite windows and doors and garden and drive to front with garden to rear.

5.0 DESCRIPTION OF PROPOSAL

- 5.1. This application seeks full planning permission for a ground floor single storey side extension to provide larger dining / kitchen on the west elevation of the property to be positioned slightly forward of the garage. Vehicle parking to the front of the property is to be amended to compensate for the loss of access to the garage/ driveway for car parking.

6.0 PLANNING POLICY AND GUIDANCE

- 6.1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires that all planning authorities must determine each application under the Planning Acts in accordance with Development Plan so far as material to the application unless material considerations indicate otherwise.

Adopted Development Plan

- 6.2. The Adopted Development Plan for this site is:

- Richmondshire Local Plan 2012-2028 Core Strategy, adopted 2014
- Saved Local Plan Policy 23 of the Richmondshire Local Plan 1999-2006
- The Minerals & Waste Joint Plan 2015 – 2030 adopted 2022

Guidance - Material Considerations

- 6.3. Relevant guidance for this application is:

- National Planning Policy Framework 2023
- National Planning Practice Guidance
- National Design Guide 2021

7.0 CONSULTATION RESPONSES

- 7.1. The following consultation responses have been received and have been summarised below. A further consultation is underway currently ending 8th April. This is due to a corrected application form being received and an update will be provided if new comments are received.
- 7.2. Parish Council - No objection.
- 7.3. Highway Authority – No objection subject to conditions.
- 7.4. Local representations – No responses.

8.0 ENVIRONMENT IMPACT ASSESSMENT (EIA)

8.1. The development proposed does not fall within Schedule 1 or 2 of the Environmental Impact Assessment Regulations 2017 (as amended). No Environment Statement is therefore required.

9.0 MAIN ISSUES

9.1. The key considerations in the assessment of this application are:

- Highways and Access
- Residential Amenity
- Design and Appearance
- The Public Sector Equality Duty

10.0 ASSESSMENT

Principle of Development

10.1. The site is within the Development Limits of Richmond, a preferred location for development as set out by Policies Sp1 and CP4 and Vision for 2028. A modest extension to an existing dwelling is considered acceptable in principle and fully accords with the local plan.

Highways and Access

10.2. There is adequate parking provision. NYC Highways have raised no objection subject to conditions as listed below in the Recommended Conditions section. There are no material parking, highway safety or access issues. The proposal would meet the requirements of adopted Local Plan policy CP3 and CP4.

Amenity

10.3. The extension would be set away from the low brick wall forming the common boundary between the extension and the neighbouring property to the west and would not impact adversely on the amenity of the neighbour as it is a low impact small single storey extension and there is ample separation distance due to the respective driveways. The proposal would meet the requirements of adopted Local Plan policy CP4.

10.4. There is a playing field located to the north of the dwelling. No additional overlooking to the field will occur from the proposed extension if built.

Design and Appearance

10.5. This is a small flat roof single storey side extension (1.8 m width x 4.2 m length) which would sit comfortably to the side (west elevation) of the property. The front of the extension would be flush with the front of the main dwelling but due to it being small scale and single storey, it would still be subservient to the main dwelling. The roof would be flat GRP in anthracite grey, different to the main dwelling but this is acceptable for this type of small scale extension and flat roof garages often situated adjacent to the dwellings are common in this area. External materials (walls and windows and doors) would match and tie in well to the main dwelling. The development is in keeping with the character and design of the main dwelling and neighbouring properties.

10.6. Two new parking spaces are to be added in front of the property as the extension would prevent use of the existing garage to the rear of the property / drive. The space is currently

garden but loss of garden would not impact adversely on the street scene as front of house parking is another common feature within the vicinity.

The Public Sector Equality Duty

- 10.7. Under Section 149 of The Equality Act 2010 Local Planning Authorities must have due regard to the following when making decisions: (i) eliminating discrimination, harassment and victimisation; (ii) advancing equality of opportunity between persons who share a relevant protected characteristic and persons who do not share it; and (iii) fostering good relations between persons who share a relevant protected characteristic and persons who do not share it. The protected characteristics are: age (normally young or older people), disability, gender reassignment, pregnancy and maternity, race, religion or belief, sex, sexual orientation. Having regard to these requirements, it is considered that there will be no negative impact to persons who share a relevant protected characteristic.

11.0 PLANNING BALANCE AND CONCLUSION

- 11.1 The development would not impact adversely on the amenity of neighbours as it is a low impact small single storey extension with ample separation distance between neighbouring properties due to the respective driveways. The development is in keeping with the character and design of the main dwelling and neighbouring properties. There are no material parking, highway safety or access issues.

12.0 RECOMMENDATION

- 12.1 That outline consent be **GRANTED** subject to the conditions listed below. The proposal is considered acceptable. The proposal complies with CP13 with regards high quality design. There are no material issues with regard to the amenities of local residents or highway safety and the proposal complies with CP3 and CP4 in these regards. The development meets the requirements and expectations of the relevant policies of the Richmondshire Core Strategy and the National Planning Policy Framework and should be approved accordingly.

Recommended conditions:

That planning permission be **GRANTED** subject to conditions listed below:

1. The development hereby permitted shall be begun within three years of the date of this permission.

Reason for Condition: To comply with the provisions of Section 51 of the Planning and Compulsory Purchase Act 2004.

2. The development hereby permitted shall be carried out in accordance with the following approved plans:
 - a) application form and certificate
 - b) location plan produced 20.12.23
 - c) proposed plans drawing no 2

Reason for Condition: To ensure that the development is carried out in accordance with the approved particulars and plans.

3. All new and replacement external brickwork used in carrying out the development hereby permitted shall match as closely as possible the brickwork of the existing building in terms of the type of brick, mortar mix and method of bonding.

Reason for Condition: In the interests of the appearance of the proposed development.

4. The development must not be brought into use until the access to the site has been set out and reconstructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements:

The crossing of the highway footway must be widened and reconstructed in accordance with the approved details as shown on Drawing Number 2 and Standard Detail Number E50 Revision A and the following requirements:

The final surfacing of any private access within 2 metres of the public highway must not contain any loose material that is capable of being drawn on to the public highway.

Details of any measures necessary to prevent surface water from the site discharging onto the existing Public Highway must be agreed with the Planning Authority in consultation with the Highway Authority before work starts on site. The measures should then be constructed in accordance with the approved details and maintained thereafter to prevent such discharges.

All works must accord with the approved details.

Reason for Condition : To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

5. No part of the development must be brought into use until the access and parking area have been constructed in accordance with the details approved in writing by the Local Planning Authority and as shown on Drawing Number 2 and Standard Detail Number E50 Revision A.

Once created these areas must be maintained clear of any obstruction and retained for their intended purpose at all times.

Reason for Condition: To provide for appropriate on-site vehicle facilities in the interests of highway safety and the general amenity of the development.

Target Determination Date: 14.02.24

Case Officer: Jennine Nunns

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