

North York Moors National Park Authority

Ryedale District Parish: Ampleforth	App No. NYM/2018/0730/FL
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Proposal: Removal of single storey kitchen extension and replacement with two storey extension, removal of shed and construction of single storey extension to outbuilding to form studio together with erection of summerhouse/workshop

Location: Sycamore Cottage, West End, Ampleforth,

Applicant: Mr Paul Judge, Sycamore Cottage, West End, Ampleforth, York YO62 4DX

Agent: Paul Elm, 15 Crabmill Lane, Easingwold, York, YO61 3DE

Date for Decision: 02 January 2019

Grid Ref: 458217 478744

Director of Planning's Recommendation

Approval subject to the following conditions:

1.	TIME01	Standard Three Year Commencement Date
2.	PLAN01	Strict Accordance With the Documentation Submitted or Minor Variations -
3.	WPDR08	Withdrawal of PD Part 1 Class A - No Additional Windows (north or west elevation)
4.	MATS06	Stone Panel
5.	MATS15	Natural Clay Pantiles to be Used
6.	MATS60	Windows and Doors - Timber
7.	MATS61	Windows and Doors - Submit Details of Colour/Finish
8.	MATS55	Rooflight Details to be Submitted
9.	MATS40	Detailed Plans of Window Frames Required
10.	MATS70	Guttering Fixed by Gutter Spikes
11.	MATS72	Black Coloured Rainwater Goods

Informative

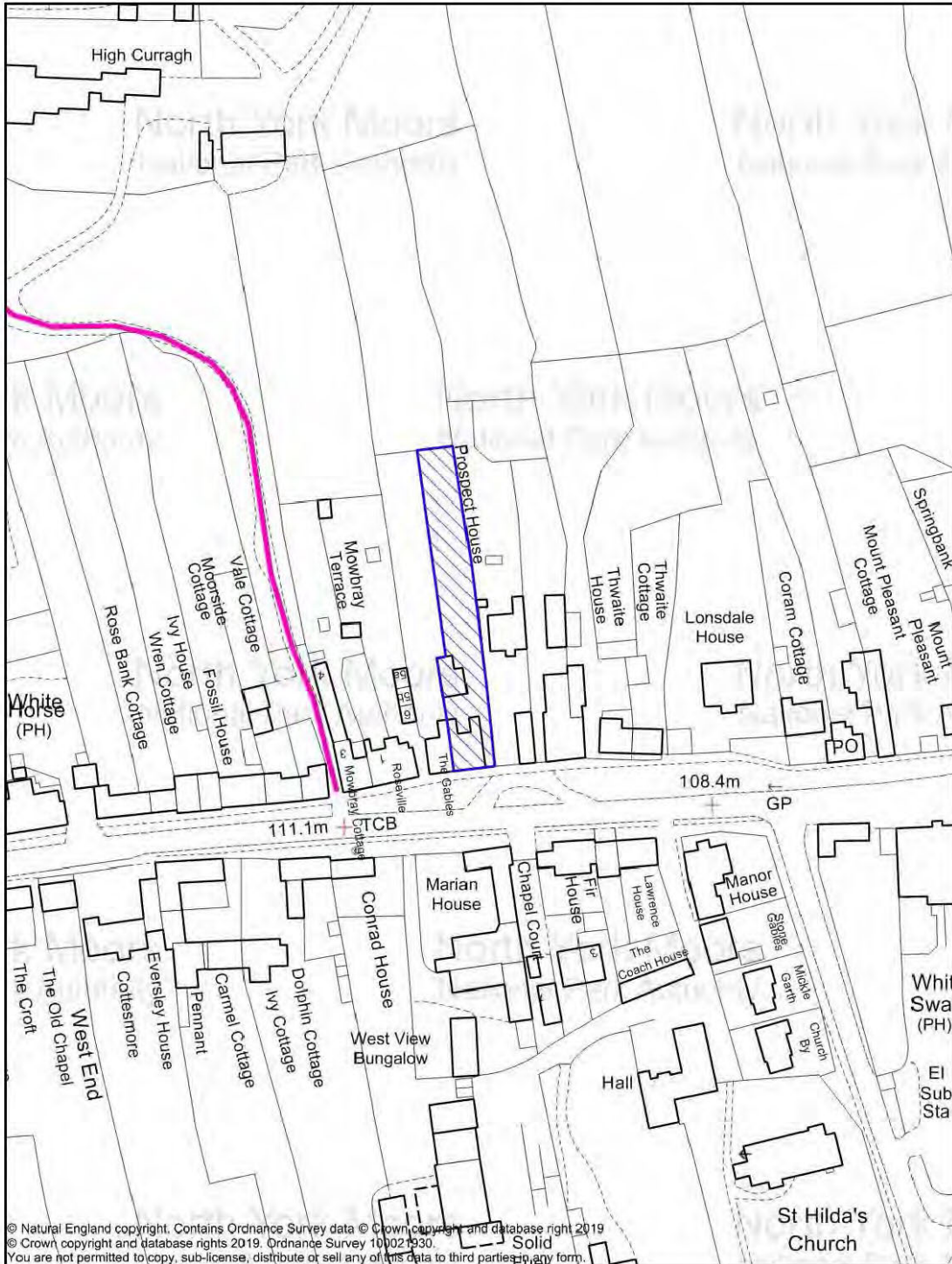
1.	Bats
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North York Moors National Park
 Authority
 The Old Vicarage
 Bondgate
 Helmsley YO62 5BP
 01439 772700

Application Number: NYM/2018/0730/FL

Scale: 1:1250



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Consultations

Parish – Object on the grounds that the two storey extension will block the light from the neighbour's patio.

Amended plans: Maintain objection as the original concerns have not been addressed.

Site Notice Expiry Date – 12 December 2018

Others - Julian and Rosie Allisstone, The Gables, West End, Ampleforth - Object for the following reasons:

- The proposed extensions will have a major impact on our living space outside. The raised terrace, although facing north and lying in direct shadow of the semi-detached properties, benefits from easterly sunshine from spring to late autumn through the existing gap along the boundary between Sycamore Cottage and the outbuilding. To the west The Gables is blocked by terraced housing that extends north along the western boundary, which means there is no westerly sunlight. We are therefore only able to enjoy sunshine from the east, and mainly in the morning.
- The proposed double storey extension will completely block off this valuable source of light and warmth and its sheer height will dominate and over shadow our terrace. Along with the proposed studio extension, our terrace will become a 'boxed in' area as we are already shut in to the south (our property), west (existing terraced cottages) and north (Sycamore Cottage outbuilding). There would no longer be open sky to the east but tall walls and our use of the terrace would be limited due to the lack of light and north-facing coolness.
- The proposed extensions would also mean a loss of privacy with windows overlooking our garden from the main house extension and studio extension. The studio, being elevated above our garden will directly overlook our terrace area as will the upper storey of the extension. As we are already overlooked on the middle and upper part of the garden (due to the position of our neighbours' existing outbuilding windows and upper storey balcony) the loss of our *only* private space would be highly significant to The Gables.
- Furthermore, the proposed studio would have roof windows and French doors more or less opposite our bedroom and bathroom window, so this would mean a further loss of privacy as the studio, being on higher ground and slightly north east of our bedroom window would be really intrusive and invasive both to our ground and first floors.
- The studio extension is to be built onto the existing outbuilding, which is a substantial structure and dominating feature of our garden, cutting off light and diminishing our privacy. The proposal would create an unacceptably looming, over-bearing presence adjacent to our terrace, house and garden.
- Other extensions in the locality are more or less flush with the neighbouring walls and there is nothing anywhere of the size and jutting out nature of this proposed extension. The overall proposed extension of Sycamore Cottage will be almost double the footprint of the original house. It therefore feels completely out of character and disproportionate to the original dwelling, which is essentially a semi-detached cottage with three floors.

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Others continued

- Moreover, the studio will be much longer and higher than the existing, low timber lean-to that we are used to. It will jut out from the wall at a much higher point than the timber lean-to and with the additional windows becomes an altogether much larger and over-bearing structure.
- Whilst we understand the need for our neighbours to update and improve their kitchen, it is already a four-bedroomed cottage with considerable extra space in the barn conversion outbuilding.
- The small yard directly to the north of our property and below the terrace where coal and bins are stored, usually dries out in the summer but with the proposed extensions this area will remain permanently wet and difficult to clean.
- We are equally concerned about structural damage which could occur during the excavation works and that any cracks or fissures or slippage in footings that may arise, would not result in compensation. Owing to the lower level of The Gables, excavations might lead to a real lack of stability and an increase in water movement.
- We also have concerns over the ability to access the garden wall for repair due to the proximity of the extensions to Sycamore Cottage.
- The proposed workshop/summerhouse at the northern end of the garden will be a physical obstruction block light to our garden where the hedge is low. We can understand why our neighbours may want to enjoy the view of the village from an elevated position, but we feel it is inappropriate for its size, making it a dominant landmark. Moreover, we are concerned that it will overlook The Gables' garden. This large structure would have no 'flow' into the wilder backdrop of the wood beyond and instead would act as a visual 'full-stop', cutting off the wilder area beyond. This structure could be an eyesore from the sightline of Main Street, where the eye would otherwise be drawn up the garden to the banked and wooded line on the north side in the North York Moors National Park – an important open space in the Conservation Area.
- Such a big extension, doubling the size of the original dwelling, would create more walls and built-up space than is appropriate. It is furthermore out of proportion to the buildings that already exist in what is, after all, a village setting in a Conservation Area.
- The combined proposal of the house extension, studio and summerhouse/workshop will create a series of buildings up the garden right alongside our boundary, which will exceed the footprint of the original dwelling and will result in a total loss of east sunshine and privacy to our property, both indoors and outdoors due to the intrusive size. The summerhouse/workshop would dominate the horizon, potentially overlooking our garden further north. The number of proposed structures on Sycamore Cottage's land is even more visually invasive due to the narrowness of our gardens and the way they upwardly slope.

Timothy C E Congdon, Hardwick Cottage, 5b Mowbray Terrace, West End, Ampleforth
– Objects to the proposed development on the grounds that it would very materially reduce light to the ground floor windows of Hardwick Cottage; for most of the year the proposed development would shut out any morning sun reaching those windows. Furthermore the windows in the western elevation would look straight into the windows in the east wall of Hardwick Cottage reducing privacy.

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Additional comments from Julian and Rosie Allisstone, The Gables, West End, Ampleforth –

- Policy CO18 in the Draft Local Plan states that any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30%, unless there are compelling planning considerations in favour of a larger extension. The proposed plans suggest an increase of 65% of habitable floor space to the house with the additional floorspace of the studio and summerhouse/workshop. Given the additional accommodation already available in the two storey annexe building within the garden, the extent of additional accommodation sought on this residential property could be considered as over-development.
- Policy C018 of the Draft Local Plan requires additional information be provided as to the proposed use of workshops, in order to consider any impacts on neighbours, highway safety or local amenity. We are not aware that such information has yet been provided.
- The true impact and extent of the development proposed cannot be visually determined by the scant information provided on the 1:500 scale site plan included on the drawings and in order to consider issues of scale and impact on our amenity there needs to be more information provided on relative levels between the three areas of development proposed, in particular regard to the amenity spaces and window positions of our adjoining property.
- Sycamore Cottage has not been much altered externally and the existing kitchen extension appears to largely be commensurate with other extensions on the north side West End, unlike the proposed extension which would not be in keeping with the general pattern of extensions built on the rear of houses in this part of the village.
- The development proposed is largely front loaded on the site, and by virtue of the set-back, adjoining property to the east, Prospect House, the proposed extension will be wholly visible from the public domain, increasing the visible width of the eastern flank by approximately 75%.
- Policy CO18 in the Draft Local Plan states that the scale height, form, position and design of the new development should not detract from the character and form of the original dwelling or its setting in the landscape. The character and form of the host dwelling will be affected, particularly when viewed from the east (as noted above).
- Furthermore, the set back of Prospect House creates a garth view up the rear garden of Sycamore Cottage, in which the proposed summerhouse/workshop would feature quite visibly, thereby impacting on the setting of the property in the landscape.
- The proposed set back from the gable end at approx. 200mm will do nothing to mask the drastic increase in width of building mass when viewed from the public domain to the east and south east, roadside.
- The elevations submitted do not show the proposals in their context with adjoining properties; had such information been provided then the full impact of these proposals would be evident.
- Policy CO18 of the Draft Local Plan is clear that developments should “not adversely affect the residential amenity of neighbouring occupiers”. The proposals would entirely remove the little amenity currently enjoyed in our property to the west, The Gables. Moreover, by virtue of the elevated Studio proposed with its large windows facing the rear elevation of the properties, we would also be at risk of losing the amenity we ought reasonably to be allowed to enjoy within our private, internal accommodation.

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Background

This application was deferred from the February Meeting of the Planning Committee to enable Members to undertake a site visit. The previous report has been amended to include comments received from the Building Conservation Officer.

Sycamore Cottage is a large semi-detached property occupying an elevated position on the north side of West End in the centre of Ampleforth. It is constructed in rubble stone under a pantile and slate roof with brick chimney stacks. The plot extends some 80 metres to the north, the garden rising up quite steeply from the main house, and there a substantial stone and pantile outbuildings lying immediately to the north of the main house which the applicant uses as additional accommodation, workshop and studio. A vehicular access runs to the east side of the house leading to a parking area.

Planning permission is sought for a two storey rear extension to the main house in place of the existing single storey kitchen extension; a single storey studio extension to the south gable of the detached outbuilding and a detached timber workshop/summerhouse building to be located at the northern end of the garden. Owing to the slope of the site, the application also includes proposals for the creation of a sunken terrace to the rear of the proposed extension to the main house with retaining walls to the neighbouring boundary to the west and to the studio extension to the outbuilding to the north.

Main Issues**Policies**

The relevant policies of the Core Strategy and Development Policies Document are Core Policy G (Landscape, Design and Historic Assets) and Development Policies 3, (Design), 4 (Conservation Areas) and 19 (Householder Development).

Core Policy G seeks to conserve and enhance the landscape, historic assets and cultural heritage of the North York Moors and requires high quality sustainable design which conserves or enhances the landscape setting, settlement layout and building characteristics of the Park with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing, materials and design are compatible with surrounding buildings, and that the standards of design are high and complement that of the local vernacular.

Development Policy 4 seeks to ensure that development within a Conservation Area preserves or enhances the character and appearance of the area.

Development Policy 19 seeks to ensure that proposals for development within the domestic curtilage of dwellings do not detract from the character or form of the original dwelling or its setting in the landscape by virtue of their scale, height, form, position or design, and do not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

Principle

Sycamore Cottage occupies a substantial linear plot on the north side of West End in the centre of Ampleforth. It is a sizeable 3/4 bedroom semi-detached property albeit with a small

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Main Issues continued

kitchen. The proposal would provide a dining kitchen at ground floor in place of the existing kitchen outshut with an en-suite bedroom at first floor. Other than conversion of the detached outbuilding into ancillary accommodation the property has not previously been extended and as such the extension is not considered to be disproportionately large and there are no concerns that a small dwelling will be lost to the Park's housing stock. As such there is no objection in principle to a two storey rear extension along with a studio extension to the workshop/outbuilding and a garden workshop/summerhouse. The main issues for consideration are whether the proposal would preserve or enhance the character and appearance of the Conservation Area, its impact on the host building and whether there would be an adverse impact on the residential amenity of neighbouring occupiers.

Design/Impact on the Conservation Area

Following the deferral of the application from the February Committee Meeting, the Building Conservation Officer was consulted in light of some of the concerns expressed by Members regarding the size of the extension in relation to the rear elevation of the property. The response is an objection to the proposed rear extension on the grounds that it is considered harmful to the character and appearance of this attractive traditional and vernacular stone property (considered to be a non-designated heritage asset) and the wider Conservation Area.

Whilst the amended plans show a much reduced scheme particularly in terms of massing with the first floor element set back and the ground floor element forming a mono-pitch outshoot, the Building Conservation Officer is concerned that the extension by virtue of its scale, height, form and position would seriously harm the character and form of the original dwelling by totally obscuring the rear elevation. It is also felt that the extension would compromise the views from the highway through the site to the outbuildings and wooded backdrop beyond which currently provides a positive feature of the Conservation Area and an attractive setting for the host property.

The Building Conservation Officer has concluded that the proposed extension would appear as an incongruous and over-sized addition that would undermine the character of the host building, its immediate setting and the wider character and appearance of the Conservation Area. By spoiling the character of the host building and its immediate setting it would diminish the positive contribution the host property makes to the Conservation Area and thus fail to preserve the character or appearance of the designated area. It is acknowledged that the works relate to the rear elevation; however the requirement for development proposals to preserve or enhance the character or appearance of the Conservation Area applies with equal force irrespective of whether or not the proposal is prominent or available to public view.

There would be no objection to a traditional catslide roof, extending from below the eaves of the host property or if the proposed extension was reduced in footprint so that it only extends across $\frac{3}{4}$ of the rear elevation, retaining the two traditional windows to the gable side of the main property. By inseting the extension by this distance, its visibility from the streetscene would be much reduced whilst enabling the character and form (particularly the rear elevation) to remain evident. The resulting narrower gable would result in a more traditional style of extension more appropriate for this Conservation Area location. A single storey outshoot could still be incorporated off the gable of the extension to provide the additional ground floor space.

The Building Conservation Officers concerns are noted and it is acknowledged that this is a significant extension to the host property. However the gable width of the extension is narrower than that of the main dwelling enabling the eaves line to be continued but a lower

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ridge height and the side wall will be set in from the gable to help maintain the architectural integrity of the host building, following the design principles set out in the Authority's adopted Design Guide. The window detailing has also been designed to reflect the host property although the applicant is willing to amend this if necessary.

The studio extension to the detached outbuilding replaces an existing timber shed and will occupy a similar footprint. It will be constructed in stone under a pantile roof to match the outbuilding with a modest flat roof, predominantly glazed extension to the front to provide access into the studio. It has been sensitively designed to appear as a traditional lean-to extension with a pitch to reflect the existing front extension. The design detailing is suitably simple to reflect the functional form and traditional character of the outbuilding.

With regard to the proposed timber garden workshop/summerhouse structure to be located at the northern end of the garden, this has been reduced in size to reflect that of other structures in the vicinity. It is a timber structure, of simple design to reflect its status as an outbuilding that would be viewed against the wooded hillside to the north. It is not considered that it would adversely affect the setting of the host property.

There are many properties within the Ampleforth Conservation Area that have rear extensions, some quite substantial, that are visible from the streetscene. It is not considered that any of the proposed elements of this application would be unduly prominent in views from the streetscene nor obscure views of the wooded escarpment beyond (which is already compromised by the existing studio outbuilding). Whilst accepting that the extension would obscure the entire rear elevation of the host property, it would still be evident as an extension and the prominent gable and front elevations would remain unaltered. It is considered that on balance the proposed works would appear in keeping with the form and character of the host dwelling and that the scale, proportions, design and materials of the various elements of this application would respect the existing architectural and historic context of the Conservation Area in accordance with Development Policies 3, 4 and 19.

Impact on Residential Amenity

The application site rises up steadily from West End but is also higher than the adjoining neighbouring property to the west, The Gables, by approximately 0.8 metres and as such any extension to the rear of Sycamore Cottage which extends beyond the rear of The Gables has the potential to dominate the outlook from that property and result in a loss of light to their dining kitchen and bedroom windows on the rear elevation. However the proposed rear extension to Sycamore Cottage has been reduced since originally submitted to minimise the impact on the residential amenities of those neighbouring occupiers. The proposed ground floor, single storey extension measures 5.9 metres but will only protrude 3 metres beyond the rear wall of the kitchen extension to The Gables. Given that the extension will be set off the common boundary by approx. 1 metre and the neighbours dining kitchen window is set approx. 3 metres off the boundary further to the west; it is not considered that this will cause significant overshadowing or loss of light to that window. The rear garden to The Gables steps up steeply from the back of the house with a metre wide passage outside the back door before a retaining wall approx. 1.7 metres high, which in itself reduces light to the dining kitchen window to The Gables.

The first floor extension has been reduced in length to 4 metres from 6 metres and will project a metre beyond the rear wall of the kitchen extension to The Gables. Given the height there may be some loss of morning sunlight to the neighbour's windows and raised terrace. However the light to the dining kitchen window is already limited by the neighbour's own retaining wall and raised terrace area and the first floor bedroom window is located to

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the far west side of The Gables and away from the common boundary such that the loss of light would be minimal.

The raised terrace may experience some loss of morning sun but given the orientation of the properties and the height of the main roof to both properties, there is already some overshadowing during the winter months when the sun is low in the sky. It is not considered that the two storey part of the extension will cause any more overshadowing of the terrace than the existing properties. With regard to the single storey kitchen part of the extension this will have a lean-to roof and as such will vary between 1.4 metres to 2.5 metres in height (typical of a garden wall or fence) for 3 metres along the boundary above the neighbours raised terrace. It is not considered that this would cause significant overshadowing or loss of outlook to be so detrimental as to warrant refusal of the application.

The neighbours are concerned that with the proposed two storey rear extension to the house and the studio extension to the outbuilding, their raised terrace will be completely overshadowed. As such the agent has prepared a full west elevation showing the two proposals in context taking into account the difference in land levels. Whilst there will only be approx. 3.3 metres between the extension to the house and that to the outbuilding, this will not significantly reduce the light to the neighbour's raised patio. The studio extension will occupy a slightly larger footprint to the existing shed but rather than the extension ridge and gable roof arrangement the single storey studio extension will have a lean-to roof with a small flat roof projection, which will in fact lower the overall height and improve the existing situation.

As no windows are proposed in the west elevation of either the rear extension or the studio extension, there will be no direct overlooking of the neighbour's property as a result of the proposals. It is accepted that there may be some overlooking from the proposed bedroom window to the proposed extension however this is almost 4.5 metres from the common boundary, further to the east so that any overlooking would be at an oblique angle and no more or less intrusive than the existing mutual overlooking from the existing bedroom windows to both properties.

In view of the above, Officers are of the opinion that whilst the proposed extensions will have some impact on the amenities of the neighbouring occupiers it is not considered that this will be significantly detrimental so as to warrant refusal of the application.

Conclusion

The proposed extension would be subservient to the original dwelling and has been sensitively designed to reflect its form and character. Likewise with the studio extension of the outbuilding; this too has been designed to reflect the functional form and traditional character of the former barn. The proposed timber workshop/summerhouse is a typical garden structure that would be viewed in the context of the wooded hillside beyond and would not be unduly prominent. It is considered that the proposals would preserve the form and character of the original dwelling and the character and appearance of the wider Conservation Area. It is acknowledged that the proposals will have some impact on the amenities presently enjoyed by the occupiers of neighbouring property however it is not considered that the impact would be so detrimental as to warrant refusal of the application. As such approval is recommended as the proposal accords with core Policy G and Development Policies 3, 4 and 19.

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Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy C10 which seeks to ensure all new development is of a high quality design and will conserve and enhance the built heritage.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.