

North York Moors National Park Authority

Plans list item 3, Planning Committee report 02 December 2021

Application reference number: NYM/2021/0670/FL

Development description: construction of single storey in-fill extension to rear

Site address: 16 The Mount, Thornton-Le-Dale

Parish: Thornton Le Dale

Case officer: Mrs Jill Bastow

Applicant: Mr & Mrs Armond, 16 The Mount, Thornton-Le-Dale, Pickering, YO18 7TF

Agent: Prospect Design fao: Mr Richard Webster, 24 Orchard Road, Malton, YO17 7BH

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3	WPDR08	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no windows shall be inserted in the west elevation of the extension hereby permitted without a further grant of planning permission being obtained from the Local Planning Authority.
4	WPDR04	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no further extensions to the dwelling shall

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		take place without a further grant of planning permission being obtained from the Local Planning Authority.
5	MATS10	The brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.

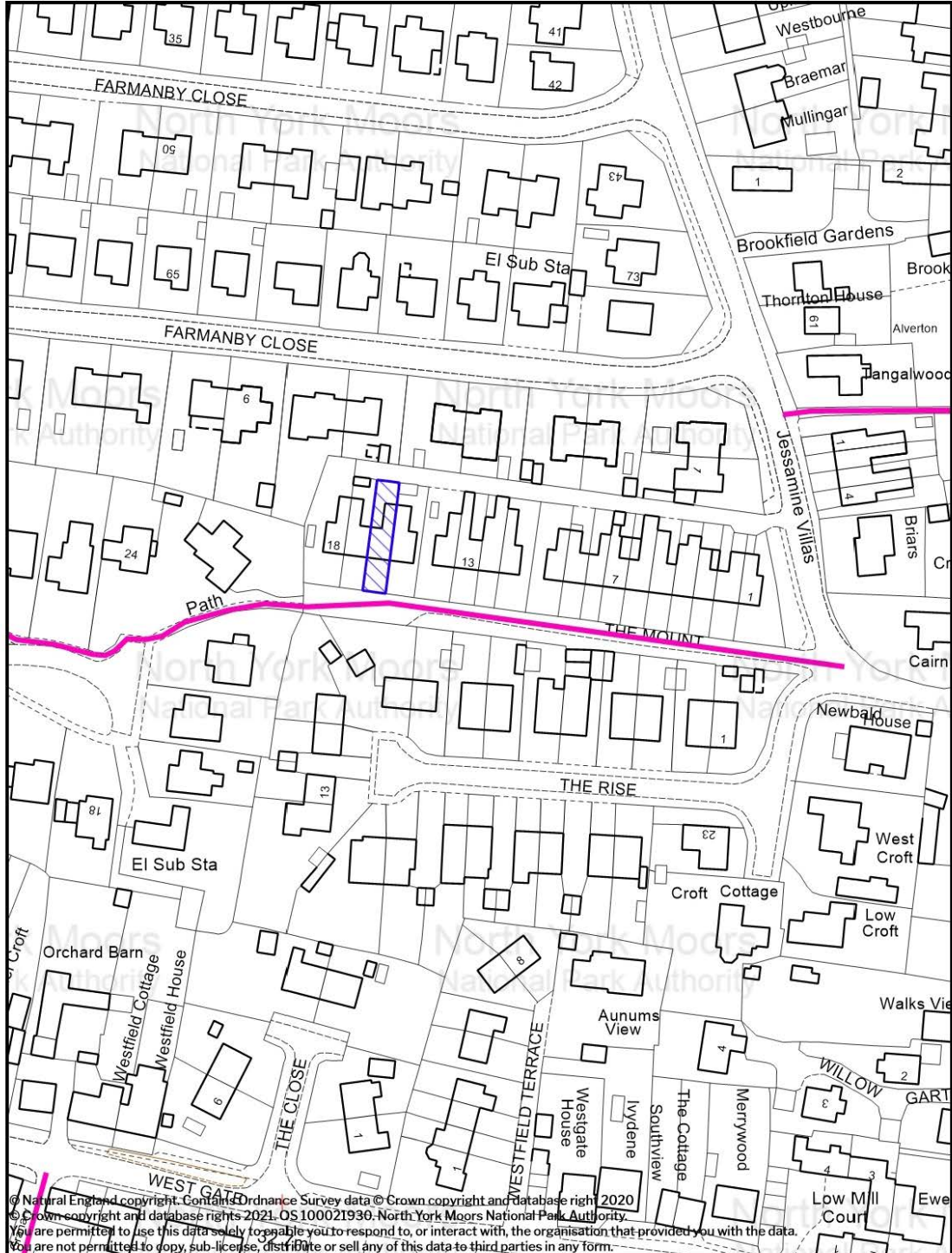
Map showing application site



**North York Moors
National Park**

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Scale: 1:1250



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Rear elevation of property showing the area for the proposed single storey side extension and the existing two storey rear extension



Consultation responses

Parish

No comments received

Third party responses

No comments received

Consultation expiry

1 October 2021

Background

The Mount is a residential cul-de-sac in Thornton le Dale located off at the southern end of Roxby Road, on its western side. The street comprises three sets of terraced Victorian houses located on the northern side, set back from the road, with their main amenity space being the front gardens. The rear of the properties is characterised by joint two storey rear projections, creating small rear yard areas in-between. A number of the properties have already been extended with either a single storey side extension infilling the yard area or a two storey rear extension.

16 The Mount is a relatively large mid-terrace property situated at the western end of street. It is constructed of brick under a natural slate roof with a two storey gabled projection to the rear shared with the adjoining property to the east; to the side of this projection is a small yard area enclosed by the common brick wall and dilapidated fence.

Planning permission was granted in March 2005 for the construction of a garage to the rear of the property, however this was never implemented. In November 2013 planning permission was granted for the construction of a two storey extension to the rear of the existing gable projection following the demolition of a single storey utility room. This has been completed.

Planning permission is now sought for a single storey lean-to side extension infilling the yard area between the existing two storey rear projection and the boundary wall/fence with 17 The Mount. The extension would be constructed in matching materials and incorporate three roof lights but no windows in the side elevation facing the neighbouring property.

The application is brought before Members as the applicant is a close relative of a member of staff and in accordance with the scheme of delegation the application must be determined by Planning Committee.

Main issues

Local Plan policy

Policy C017 of the Local Plan is the most relevant in the determination of this application. It supports development within the domestic curtilage of dwellings only

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where the scale, height, form, position and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape; it does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling; and it reflects the principles outlined in the Authority's Design Guide.

In addition Policy CO17 requires 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.

Scale and design

The proposed single storey lean-to side extension is modest in scale, subservient to the host property and would respect the architectural form and character of the original dwelling, with the roof pitch of the extension matching that of the existing two storey projection. It is a traditional way of extending terraced properties such as this, by infilling the small yard area and has been replicated a number of times along The Mount.

In terms of the increase in habitable floorspace, the original dwelling extends to approx. 93.5 sq.m (excluding any floorspace in the roof which is difficult to calculate without full floor plans of the property) and has already been extended to the rear with an additional 8.3 sq.m. The proposed single storey side extension would add a further 15.1 sq.m which, when combined with the existing extension equates to a 25% increase in habitable floorspace, well within the 30% threshold of Policy CO17.

Impact on residential amenity of neighbouring occupiers

With regard to the potential impact on the residential amenity of neighbouring occupiers, the proposed extension would bring the built form of the application property up to the shared boundary with 17 The Mount. However being a single storey lean-to extension the height of the wall along the common boundary would be little higher than the existing boundary treatment, and with the roof sloping away, it is considered that the extension would have little impact on the light to the rear yard area and window on the rear elevation of this neighbouring property.

Conclusion

It is considered that the extension would maintain the architectural integrity of the original building whilst also being in keeping with the character of the area. It would also be subservient to the main house and not exceed the size threshold as set out in Policy CO17. Furthermore it is not considered that the extension would have an adverse impact on the residential amenity of the neighbouring occupiers. As such the proposal is considered to comply with Policy CO17 of the Local Plan and the guidance contained in the Authority's Design Guide Part 2: Extensions and Alterations to Dwellings and approval is recommended.

Explanation of how the Authority has worked positively with the applicant/agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.