

North York Moors National Park Authority

Ryedale District Parish: Appleton-Le-Moors	App Num. NYM/2014/0801/FL
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Proposal: alterations and construction of extensions and garage/workshop following demolition of existing garage and single storey rear extension

Location: Kirkside Cottage, Appleton le Moors

Applicant: Mr & Mrs P Elsome, Kirkside Cottage, Appleton le Moors, YO62 6TE

Agent: Design 4 Architecture, Chestnut House, Marton, Sinnington, York, YO62 6RD

Date for Decision: 30 January 2015

Grid Ref: SE 473521 488037

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 - Document No's Specified
3. RSU000 The garage building hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
4. MATS04 Stonework and Roofing Tiles to Match
5. MATS26 Timber Cladding - garage and single storey extension and horizontal timber boarding
6. MATS28 Timber Cladding Samples
7. MATS62 Window/Door Frames to be Painted Wood - painted to match existing

Consultations

Parish - No objections

Highways - No objections.

Advertisement Expiry Date - 14 January 2015

Others - Philip and Nelly Trevelyan, Sycamore Cottage, Headlands Road, Appleton-le-Moors - Have concerns about the maintenance of the existing party wall which lies between us and the applicant. The resultant gap will not be wide enough to gain access for maintenance. We also presume that drainage will be provided during any rebuild to prevent water draining into our gutters.

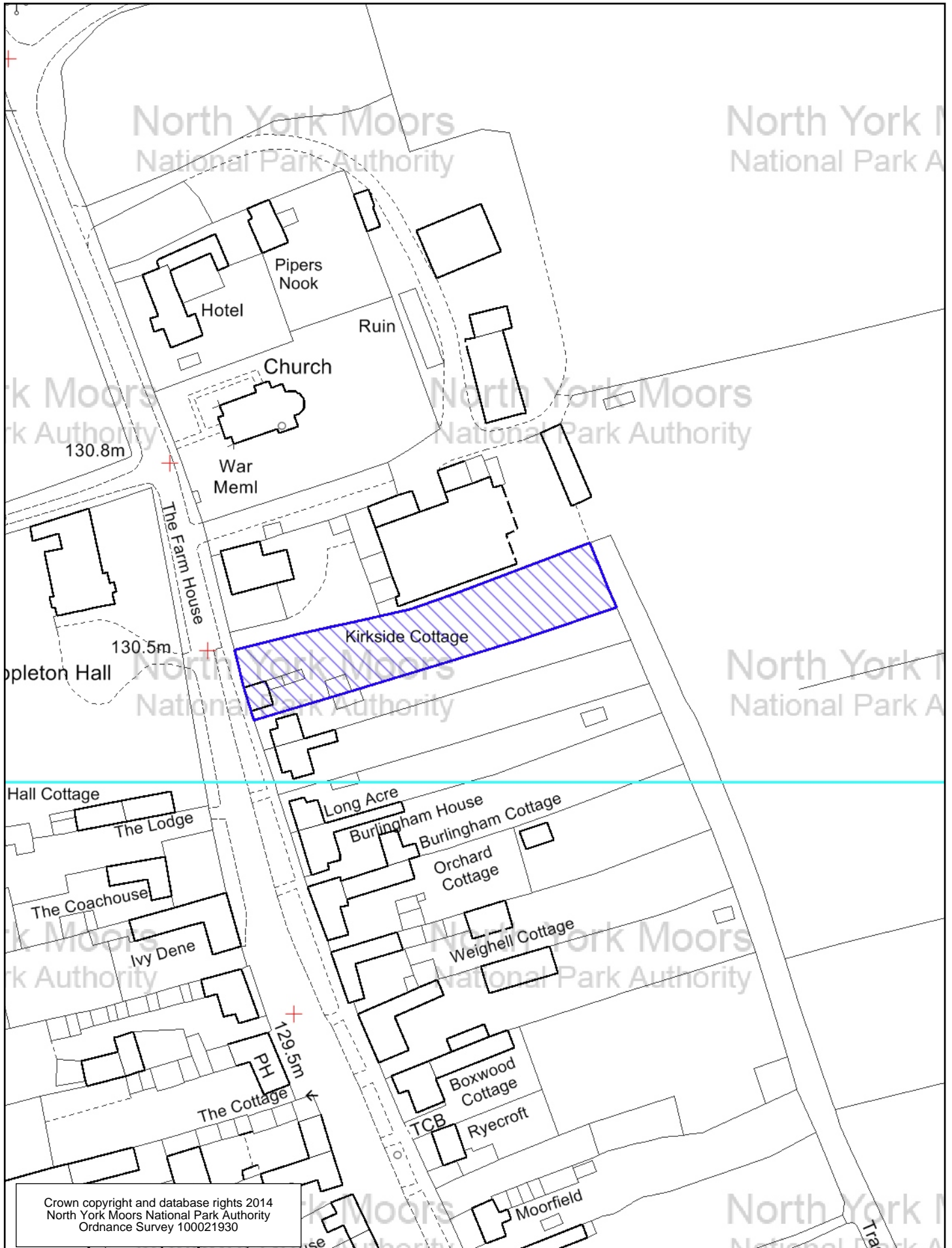
The revised plans will mean the side walls of the garage will be heightened by about 1 metre above the existing party wall. This will be overbearing. The garage should be excavated to allow a lower floor



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

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Scale: 1:1250



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Others (continued)

level as shown in the original plan. The height would be similar to the original proposal for a two storey building here. As a compromise the side wall should be lowered.

John and Maureen Lamey, McDougall's House, Appleton le Moors - Support the application which will have no impact on our privacy or that of the surrounding environment including the back lane. It will have far less impact on their immediate neighbours than the recent development granted at Sycamore Cottage had on us.

Mr D A R Hall, Appleton Farm House, Appleton le Moors - Support the proposal which will result in no encroachment/loss of light or loss of amenity and will enhance the appearance of the property and complement the Conservation Area.

Background

Kirkside Cottage is a stone and pantile detached dwelling located at the northern end of the main street that runs through Appleton le Moors, within the Conservation Area.

Planning permission is sought to construct a replacement detached garage on the southern boundary of the property and to construct a substantial one and a half storey rear extension (again to replace existing development) and a small side porch on the northern side of the property.

The details of the proposal have been amended during the consideration to significantly reduce the height and overbearing nature of the garage (which was originally two storey with dormer windows facing onto the neighbouring property) and to separate the proposed rear extension from that proposed garage (which were originally proposed to be linked creating a large U-shaped development at the rear of the house).

The proposed garage would be set back approximately 15m from the front corner of the house and at its front corner would measure 20cm from the boundary wall with Sycamore Cottage and 30cm from the front corner of the neighbouring garage at Sycamore Cottage. The garage would measure 4.9m wide x 10m long with a height to the eaves of 2.5m and to the ridge of 4.3m. This garage building would be clad in horizontal oak boarding with a pantile roof.

The proposed rear extension would replace an existing building and would be of a similar depth to the existing rear extension but would be approximately 1m higher to the ridge. This extension would provide improved family space with an additional bedroom being provided in a mezzanine above the proposed games /sitting room.

Materials would be stone and pantile to match the existing dwelling with an element of horizontal boarding to give the design a contemporary feel.

Main Issues

Policy Context

Core Policy G of the NYM Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

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Main Issues (continued)

Development Policy 4 of the NYM Local Development Framework seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area.

Development Policy 19 of the NYM Local Development Framework states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers and that annexe accommodation is ancillary to the main dwelling.

Design and Materials

The proposed extension would be constructed of materials to match the host dwelling. The proposed garage would be clad in oak which is considered appropriate in this rural location. Following the reduction in size of the whole scheme it is considered to be of a design that is in keeping with the host dwelling and the street scene. The rear of the house is visible from public vantage points at a distance, from the access track at the rear, but the development would be well designed and represent an improvement to these public views.

Conservation Area

Appleton-le-Moors Conservation Area is characterised by two storey houses which face the road many of which have long, linear outbuildings and/or extensions running perpendicular to the main house creating an elongated 'L' shaped plan. These are interspersed with cottages whose gables face the road. These are generally one and a half stories and have either a blank gable or a small, single offset fire window and occupy their own space i.e. they are not set back behind another dwelling. As such whilst they are lower and humble in appearance than the two storey, more formal properties they are clearly separate dwellings and have a higher status than outbuildings. The proposed development, as amended, is considered to fit into this characteristic form and grain would therefore not be detrimental to the character of the Conservation Area.

Impact on Neighbouring Properties

Concerns have been expressed about the impact of the garage on neighbouring amenities. The garage would measure 2.5m to the eaves which is not considered to be unreasonably high for a garage and would be adjacent to an existing boundary wall and the neighbour's garage. The proposed garage would be longer than the neighbours and project further forward and to the rear. However, as that neighbouring property is to the south, it is not considered that unacceptable levels of overshadowing would occur.

Concerns regarding access for maintenance is a civil matter and not something that would warrant refusal of this application.

Recommendation

In view of the above considerations, it is considered that the proposal would be in accordance with Core Policy G and Development Policies 4 and 19 of the NYM Local Development Framework. Consequently approval is recommended.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including reduction in size of the garage and rear extension, so as to deliver sustainable development.