REPORT TO PLANNING & DEVELOPMENT COMMITTEE

TO BE HELD ON THURSDAY, 11 JULY 2013

APPLICATION REFERENCE NO: 13/01195/HS
TARGET DATE: 26th July 2013
GRID REF: 510217 – 477492

REPORT OF THE PLANNING MANAGER – 13/226

SUBJECT: APPLICATION 13/01195/HS PROPOSED SINGLE-STOREY SIDE EXTENSION, 3 HAWKE GARTH, HUNMANBY, FILEY, NORTH YORKSHIRE, YO14 ONH

1.0 THE PROPOSAL

1.1 The property is a modern bungalow, of brick built construction with a tiled pitched roof. It is located within a cul-de-sac of similar style properties and is sited on large irregular shaped corner plot which also contains a flat roofed single garage. It has an open aspect to the front and is enclosed to the side and rear by hedging and a timber fence.

1.2 The proposal seeks permission to erect a single-storey side extension. The extension would be approximately 3.5 metres wide by 6.5 metres deep. It would be set back from the front elevation of the property by approximately 3 metres and would be set in from the rear elevation of the property by 1.5 metres. The proposed eaves and ridge heights would match those of the existing bungalow and would be approximately 2.7 metres and 4.5 metres respectively. A window and door are proposed to the front elevation, one window is proposed to the rear elevation and there would be no windows to the side elevation.

1.3 The application is brought before Members as the applicant is an employee of the Borough Council.

2.0 PRE-APPLICATION COMMUNITY ENGAGEMENT

2.1 None undertaken.

3.0 CONSULTATIONS AND COMMENTS

3.1 Hunmanby Parish Council – Raise no objections but would like to see neighbours’ wishes taken into account.
3.2 **Publicity** - The consultation period expired on 2 July 2013.

3.3 **Mr D. Fordy, 25 Manor Gardens, Hunmanby** – Enquires whether it would be possible to lower the pitch of the roof to reduce the impact of the proposals and notes that improvements at ground level are better than the introduction of dormer windows.

3.4 **R. and J. Bailey, 27 Manor Gardens, Hunmanby** – Comment that a lower roof line to the extension would not be as overbearing and would not block as much daylight from their property.

3.5 **Mr and Mrs J. T. Barker, 23 Manor Gardens, Hunmanby** – Support the proposal.

4.0 **RELEVANT SITE HISTORY**

4.1 2013 – Single-storey side extension – Refused. The reason for refusal stated that, the proposed side extension due to its scale, mass and close proximity to 27 Manor Gardens would appear overbearing and would adversely affect the residential amenity of this occupier. As such the proposal did not comply with Policy H10 of the Scarborough Borough Local Plan.

5.0 **PLANNING POLICY**

5.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise.

**Scarborough Borough Local Plan (saved policies)**

H10 – Protection of Residential Amenity.
E14 - Extensions and Alterations to Existing Buildings.


**National Planning Policy Framework (NPPF) 2012**

NPPF 7 – Requiring Good Design.

6.0 **ASSESSMENT**

6.1 This application relates is a revised proposal following refusal of a scheme at Planning Committee in February 2013. The previous application was for a single storey extension with a much larger footprint which would have been sited just 1 metre from the boundary with the neighbouring occupier to the rear (number 27 Manor Gardens). The previous proposal was refused as the applicant did not wish to negotiate to revise the scheme to address this issue. Members subsequently refused the application agreeing that because of the proximity to this neighbour, the extension would have been overbearing and
contrary to the provisions of Policy H10 of the Scarborough Borough Local Plan.

6.2 The scheme has now been revised in line with Officer’ advice and has been substantially reduced in scale, thereby addressing the overbearing impact. A 3 metre separation distance would be provided from the extension to the boundary with the neighbouring occupier at number 27 Manor Gardens (the closest neighbour to the extension). It is noted that neighbours at 25 and 27 Manor Gardens have commented on the revised application stating that a lower roof line would not be as overbearing and in response to this, it is noted that the extension has been substantially reduced in scale and that it would be single storey with a hipped roof sloping away from these properties. Moreover, the extension would be sited at an oblique angle and because of this and the increased separation distance, it is not considered that it would be overbearing to these neighbours. It is noted that the extension would not be located close to other neighbours on Hawke Garth and would not affect them in terms of scale and massing. The proposal would comply with Policy of H10 of the Scarborough Borough Local Plan in this respect.

6.3 Neighbours at number 27 Manor Gardens also comment that a lower roof line would not block out as much sunlight from their property. In assessing this, it is noted that due to the respective locations of the properties, with the proposed extension sited to the South and East of number 27. The sun would track from East to West and only a limited amount of daylight would be lost during periods in the year when the sun would be low in the sky. This is considered to be acceptable and the proposal would comply with Policy H10 in this respect.

6.4 All the windows proposed would be at ground level and they would not create opportunities for additional overlooking as they would either be behind the boundary fence or located some distance away from neighbouring properties. There would be no loss of privacy resulting from the proposal and it would comply with Policy H10 in this respect.

6.5 In visual terms, the proposed single-storey side extension would infill space between the existing property and single storey garage. It is much reduced in scale and would by virtue of its design appear subservient to the host dwelling and could be accommodated within this large corner plot without over dominating the existing dwelling. The pitched roof proposed to the garage would mirror the roof plane of the existing pitched roof bungalow and matching materials are proposed. It is considered that the extension would appear acceptable within the streetscene. Taking the above into account, the proposal would comply with design aspects of Policy E14 of the Scarborough Borough Local Plan and with Supplementary Planning Guidance, ‘Residential Extensions’ June 2001.

7.0 CONCLUSION

7.1 The scheme has been reduced in footprint and there would be a greater separation distance between the extension and the properties to the rear
compared with the previously unacceptable proposal. As such the extension is not considered to be overbearing, nor would it adversely affect privacy or result in an unacceptable loss of sunlight. The extension would appear subservient to the host property and would assimilate successfully within the streetscene. The proposed scheme would comply with the requirements of Policies H10 and E14 of the Scarborough Borough Local Plan and with Supplementary Planning Guidance, ‘Residential Extensions’ June 2001

7.2 The Local Planning Authority acted proactively as prior to submission, this proposal was subject to discussions between the applicant and Planning Officers.

8.0 RECOMMENDATION

8.1 That PERMISSION BE GRANTED, subject to the following condition(s): -

1 The development hereby permitted shall be carried out in accordance with the plans received by the Local Planning Authority on 31st May 2013.

   Reason To avoid doubt.

2 The brickwork and roof tiles of the development hereby permitted shall match those of the principal existing building on the site.

   Reason In the interests of visual amenity and in accordance with the requirements of adopted policy E14 of the Scarborough Borough Local Plan.

Planning Manager

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 CLARE DAVIES ON 01723 383536 e-mail clare.davies@scarborough.gov.uk Please note my normal working days are Mondays, Tuesdays and Wednesdays.