

	REPORT TO PLANNING & DEVELOPMENT COMMITTEE TO BE HELD ON THURSDAY, 7 November 2019	
APPLICATION REFERENCE NO: 19/01958/HS	TARGET DATE: 12 November 2019	GRID REF: 503128-483886

REPORT OF THE PLANNING SERVICES MANAGER – PSM/19/215

SUBJECT: Erection of conservatory to rear at 36 Heron Lane Crossgates Scarborough North Yorkshire YO12 4TW for Mrs Louise Spurden

1.0 THE PROPOSAL

1.1 The application is to be considered by Members as the applicant is related to an employee of the Council.

1.2 The application site is located within a residential area within the village of Crossgates. The site is accessed off Heron Lane into a private courtyard. The dwelling is semi-detached and has a detached garage.

1.3 The proposal seeks the erection of a conservatory to the rear of the site. The extension will provide a link extension from the existing dwelling to the detached garage and form a new entrance to the dwelling. The existing entrance door on the south elevation will be replaced with a window.

1.4 The conservatory will have a total width of 4.5 metres, depth of 3 metres and a height of 3 metres to the highest part of the flat roof. There will be a roof lantern, along with patio doors and side windows onto the rear garden. To the front there will be a new door into the porch to form the entrance to the dwelling. There will also be an outside porch area and bin store

1.5 The conservatory will be constructed from brick, with a GRP fibre glass roof and lantern. The windows and doors will be UPVC to match the existing dwelling.

2.0 SCREENING OPINION REQUIRED?

2.1 No

3.0 PRE-APPLICATION COMMUNITY ENGAGEMENT

3.1 None undertaken

4.0 CONSULTATIONS AND COMMENTS

The following is a summary of the key and relevant comments received from consultees and interested parties. Their full comments and any accompanying documentation are available to view on the Council's website.

4.1 Seamer Parish Council - no response received.

4.2 Flood and Coastal Engineer (SBC) - have reviewed the above application and have no objections from a land drainage point of view subject to the proposals in the drainage document attached to the application being carried out.

4.3 Publicity - consultation period expired on 23rd October 2019.

No responses have been received.

5.0 RELEVANT SITE HISTORY

5.1 1989 - Residential development of 195 dwellings with laying out of roads, sewers and construction of new roundabout on land O.S.Field No.0700; Approved.

6.0 PLANNING POLICY

6.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 70(2) of The Town and Country Planning Act 1990 require that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise (in the case of advertisement applications the Advertisement Regulations 2007 are applicable). Attention is drawn to the following Development Plan and other planning policies and guidance which are considered to be particularly relevant to the consideration of this application:-

Scarborough Borough Local Plan 2017

DEC 1 - Principles of Good Design

DEC 4 - Protection of Amenity

ENV 3 - Environmental Risk

National Planning Policy Framework

NPPF12 - Achieving well-designed places

Scarborough Borough Supplementary Planning Documents

Residential Extensions - Supplementary Planning Guidance

Local Planning Policy and Guidance

None relevant

7.0 ASSESSMENT

7.1 The primary considerations relating to this planning application are the effect the scheme would have on the character and appearance of the host property and wider area, the impact the development would have on neighbour amenity and flood risk and drainage.

Character and appearance of the host property and wider area

7.2 Local Plan Policy DEC1 seeks to ensure that design responds positively to the local context, in terms of its scale, form, height, layout, materials, colouring, fenestration and architectural detailing.

7.3 The Residential Extensions SPD states that flat roof extensions are not normally acceptable. However, in this case, the proposed single storey extension is largely at the rear of the dwelling and will provide a visual link between the dwelling and its currently detached garage.

7.4 The design of the extension exhibits a simple domestic appearance which is considered to sit comfortably with the character of the host dwelling and garage by being lower in height compared to the single storey garage and sitting below the first floor windows of the dwelling. This ensures that the extension appears as a subservient addition to the existing dwelling.

7.5 Both the proposed design and construction materials of the extension would be sympathetic to the host dwelling with the brick walls and fenestration to match those used on the host dwelling.

7.6 In terms of scale, the proposal is modest in size and would not result in an addition which would appear disproportionate to the scale of either the dwelling or overall site.

7.7 The host dwelling occupies a modest sized curtilage, and whilst the rear garden area will be developed by the proposals, the curtilage will not be overdeveloped by this scheme.

7.8 In light of the above considerations, it is considered that the development would accord with Local Plan Policy DEC1, Section 12 of the National Planning Policy Framework and the Council's Residential Extensions Guidance document.

Residential amenity

7.9 Local Plan Policy DEC4 does not allow development that would have a serious effect on residential amenity and requires that proposals should not give rise to unacceptable impacts by means of overbearing, overlooking and loss of privacy, disturbance from noise, emissions and overshadowing.

7.10 In relation to the single storey rear extension, given its single storey nature, it is considered that no significant privacy issues would be caused from views created from within the new extension.

7.11 The neighbouring dwelling of 34 Heron Lane has a conservatory on the boundary and there are windows that currently overlook the garden of 36 Heron Lane. There will be a loss of outlook and natural light from these windows as the proposal will have a solid wall on this boundary. There will be a gap of 0.4 metres left between the site and the neighbours. The neighbouring dwellings' conservatory will continue to have its primary outlook being onto the garden in a south westerly direction. This proposal will not project any further forward nor be any higher than the neighbouring dwellings' conservatory and is therefore not considered to have an unacceptable overbearing impact.

7.12 However, given there are no windows on this elevation of the proposed conservatory, there will not be any overlooking.

7.13 In light of the above considerations, it is considered that the proposal would not result in a materially harmful impact upon residential amenity and therefore accords with the requirements of Local Plan Policy DEC4.

Flood risk and drainage

7.14 The site is located within a drainage sensitive area. In such areas, in order to ensure that even small scale domestic extensions and alterations do not cumulatively increase the risk of flooding within the locality, the Local Planning Authority would seek to ensure that any proposals do not increase the rate of surface water run-off.

7.15 The applicant has advised that the surface water runoff is collected in a suitably sized chamber or oversized pipework and discharged at a rate of less than 5 litres per second into the combined sewer. In this case, due to the small scale of the plot and the location of the both the proposed extension and the neighbouring dwelling close to the site boundary, it would not be possible to construct a soakaway sufficiently far from any building in accordance with Building Regulations.

7.16 The Council's Drainage Engineer is satisfied with the proposed disposal of surface water and therefore it is considered to accord with the requirements of Local Plan Policy ENV3 and Section 14 of the National Planning Policy Framework.

8.0 PRE-COMMENCEMENT CONDITIONS

8.1 There are no pre-commencement conditions recommended.

POSITIVE & PROACTIVE STATEMENT

The following steps were taken in an effort to achieve a positive outcome to this application.

The application as submitted is considered acceptable and there was no need for further proactive action from the Local Planning Authority.

RECOMMENDATION

1 The development hereby permitted shall be carried out in accordance with the following plan/s:

Site Location Plan, Proposed Front Elevation and Side Elevations received 16.08.2019.

Block Plan, Ground Floor Plan and Rear Elevation received 17.09.2019.

Reason: For the avoidance of doubt.

David Walker

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 MS CHARLOTTE CORNFORTH ON 01723 232482 email charlotte.cornforth@scarborough.gov.uk



Reproduced by permission of Ordnance Survey on behalf of Her Majesty's Stationery Office. © Crown copyright and database right 2019 Ordnance Survey License number 100024267

