

COMMITTEE REPORT

Committee: East Area
Date: 7 July 2010

Ward: Heslington
Parish: Heslington Parish Council

Reference: 10/00495/FUL
Application at: Derwent Barn Langwith Stray Heslington York YO10 5EJ
For: First floor pitched roof side extension (resubmission)
By: Matthew Clements
Application Type: Full Application
Target Date: 19 May 2010
Recommendation: Refuse

1.0 PROPOSAL

1.1 **SITE:** The application site lies at the end of Common Lane, in a cluster of farm buildings, which make up Fir Tree Farm. Derwent Barn, a three bedroomed dwellinghouse, is sited on the west side of the former fold yard, between the original farmhouse and Sycamore Barn, also a converted barn. The site lies within the York Green Belt.

1.2 **PROPOSAL:** First floor extension above single storey play room projection (4.55m max. height) at the side of main two storey building to provide an additional bedroom. Overall height to the ridge is approximately 5.65m - measured on northern side of extension - and approximately 5.8m on southern side. Two openings are proposed in rear elevation, consisting of a combination of rooflights and vertical wall windows. To be constructed from reclaimed bricks and clay pantiles to match existing.

1.3 **APPLICANT'S CASE:** The application seeks to demonstrate that the impact to the existing properties and the effect on the Green Belt is negligible and that the application should therefore be approved. It represents a significant reduction in terms of scale and massing of the originally proposed extension and therefore minimises any potential impact. It represents a very small increase above the volume of the original dwelling therefore retaining the visual gap between the properties.

The materials would be in-keeping with the existing buildings and would be similar in height to that attached to adjacent Sycamore Barn. Photographs submitted to show that site is far more open than when it was a working farm. Limited increase in size as well as placement of Derwent Barn would not detract from the open character of the Green Belt. The extension seeks to minimise the intrusion and the applicant considers that it would not detract from the character and appearance of the barn.

The proposal would provide an additional room on the first floor to facilitate enhanced family support and assistance for the applicant, who suffered a road accident and has mobility issues and his immediate family. The additional bedroom

would normally be occupied by an extended family member typically up to four times per month providing additional support to all family members when needed.

1.4 HISTORY: Planning permission granted for the conversion of the barn in 2000 (00/00588/FUL). Proposal included single storey extension at side to replace an existing agricultural building. The approval was subject to a condition removing permitted development rights.

The building has been extended (04/00458/FUL granted in 2004) with a single storey addition to accommodate two garages and service archway to garden beyond, sited at right angles to the building. This was apparently built on the footings of an original structure that enclosed the fold yard.

Planning permission was refused in May 2009 and January 2010. The first application proposed a first floor addition above the existing extension that was 650mm below the ridge of the roof of the existing property. It was refused on the grounds of the impact on the openness of the Green Belt, visual amenity and residential amenity. The second was for the same proposal that is currently before Members. It was refused (under delegated powers) on Green Belt and visual amenity grounds.

1.5 MEMBER INTEREST

The application has been called-in to Committee at to the request of Councillor Aspden in order to ensure that local residents have a public opportunity to make any representations and due to the special circumstances of the applicant's case that justify the very limited harm to the Green Belt in this particular location.

In addition, a letter of support has been submitted by Councillor Jamieson-Ball on the grounds that the applicant's quality of life and family support with his disability would be improved by this small extension without significant impact on the surrounding environment - minimal impact on the Green Belt and no loss of amenity for neighbouring properties.

2.0 POLICY CONTEXT

2.1 Development Plan Allocation:

City Boundary GMS Constraints: York City Boundary 0001

DC Area Teams GMS Constraints: East Area (1) 0003

Floodzone 2 GMS Constraints: Flood zone 2

2.2 Policies:

CYGP1

Design

CYGB1

Development within the Green Belt

CYGB4

Extension to existing dwellings in GB

CYH7

Residential extensions

3.0 CONSULTATIONS

3.1 PUBLICITY

Letters were sent to adjacent neighbours. The consultation period expired on 27.4.2010.

3.2 INTERNAL

None

3.2 EXTERNAL

Parish Council: No response received to this application.

A letter has been received from the occupiers of the original farm house, Fir Tree Farm, reiterating the comments made to the previous applications, that is: concerned about impact on their property due to close proximity of first floor extension, in terms of outlook, overlooking and restriction of light. Consider that proposal would be out of keeping with the rural nature of the properties, with the extension considerably changing the original layout and look of this converted agricultural building.

Other issues raised by the neighbours regarding property value, boundary changes, rights of access along driveway and over garden and compliance with planning conditions placed on the original conversion, are not considered material to the determination of this application.

4.0 APPRAISAL

4.1 Key issues:

- Impact on openness and visual amenity of Green Belt;
- Impact on visual amenity of local environment;
- Affect on residential amenity.

4.2 POLICY CONTEXT

Central Government planning policy is set out in Planning Policy Statement 1: Delivering Sustainable Development (PPS1) and Planning Policy Guidance Note 2: Green Belts (PPG2). PPS1 encourages good design. PPG2 outlines the presumption against inappropriate development within the Green Belt and considers limited extension of existing dwellings in the Green Belt to be appropriate, providing it does not result in disproportionate additions over and above the size of the original building and that its siting, materials or design does not injure the visual amenities of the Green Belt.

City of York Draft Development Control Local Plan policies are material to the determination of the application and reflect national guidance. Policy GP1 requires development proposals to respect or enhance the local environment, Policy H7 seeks residential extensions that respect the spaces between dwellings and have no adverse effect on the amenity which neighbouring residents can reasonably expect to enjoy; and, Policies GB1 and GB4 allow for limited extension of dwellings in the Green Belt and open countryside, where the proposal would not cause undue visual intrusion, is appropriate in its design and materials, and is small scale compared to the original dwelling.

4.3 GREEN BELT AND VISUAL AMENITY

The application site forms part of a collection of former agricultural buildings, comprising the original farmhouse and two former outbuildings, that read as three larger two storey buildings with gaps between that are filled only by single storey elements. The proposed first floor extension would reduce this space between two of these buildings, the application building and the former farmhouse. The consequence of this is the erosion of the setting and relationship between the grouping of buildings, to the detriment of the openness of the site and the openness and visual amenity of the Green Belt. In addition, the design of the first floor extension, in particular its appearance as neither a single nor two storey addition, with a ridge that breaks into the roof slope of the original barn that results in an uncomfortable relationship with one of its first floor windows, further harms the character and appearance of this traditional and original farm building. As a result, the proposal is considered to be contrary to national planning advice in PPS1 and PPG2 and Local Plan Policies GP1, H7, GB1 and GB4.

4.4 RESIDENTIAL AMENITY

Whilst the proposed extension would be prominent when viewed from the adjacent property, Fir Tree Farm, due to its close proximity, off-set position in relation to this neighbouring dwelling and its additional height, its height has been reduced from that previously refused application in 2009. The potential overshadowing over and above that which already occurs as a result of the existing dwelling of the external areas of the neighbouring property, is now considered not to be unduly harmful to the amenity that the neighbouring residents could reasonably expect to enjoy. As the only openings are proposed on the south-west facing elevation (overlooking the rear garden areas), there would be no loss of privacy to the adjoining dwellinghouse.

5.0 CONCLUSION

5.1 In light of the above, the proposal is considered to be harmful to the openness and visual amenities of the Green Belt, and would detract from the visual amenity of the area in general. It is therefore contrary to national and local planning policy and is recommended for refusal. The applicant's case has been taken into account in reaching this recommendation, but it is considered that the personal circumstances do not override the identified concerns regarding the impact of the proposal.

6.0 RECOMMENDATION: Refuse

1 The proposed first floor extension, due to its height and design breaking into the roof slope of the original barn, would detract from the character and appearance of this former traditional farm building and would reduce the space between it and the adjacent former farmhouse, Fir Tree Farm. This would erode the setting and relationship between this collection of former farm buildings, which read as three two-storey buildings with single storey elements between, to the detriment of the character and appearance of the site and the openness and visual amenity of the City of York Green Belt. As a result, the proposal is contrary to national planning advice in Planning Policy Statement 1: "Delivering Sustainable Development", Planning Policy Guidance Note 2: "Green Belts" and Policies GP1, H7, GB1 and GB4 of the City of York Draft Development Control Local Plan.

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