Planning Inspectorate

Appeal Decision

Site visit made on 19 November 2024

by J Symmons BSc (Hons) CEng MICE

an Inspector appointed by the Secretary of State

Decision date: 6 January 2025

Appeal Ref: APP/U2750/D/24/3349742
Mill House, Appleton Wiske, Northallerton DL6 2AU

- The appeal is made under section 78 of the Town and Country Planning Act 1990 (as amended) against a refusal to grant planning permission.
- The appeal is made by Mr Jason Cook against the decision of North Yorkshire Council.
- The application reference is ZB24/00746/FUL.
- The development proposed is a 2 storey side extension and single storey front extension/porch.

Decision

1. The appeal is allowed and planning permission is granted for proposed 2 storey side extension and single storey front extension/porch at Mill House, Appleton Wiske, Northallerton DL6 2AU in accordance with the terms of the application, reference ZB24/00746/FUL, subject to the following conditions:

   1) The development hereby permitted shall begin not later than three years from the date of this decision.

   2) The development hereby permitted shall be carried out in accordance with drawing nos:

      - Proposed floor plans 2232-002D,
      - Proposed elevations 2232-003D,
      - Existing and proposed block 2232-004, and
      - Existing and proposed roof plan 2232-006.

   3) The materials to be used in the construction of the external surfaces of the development hereby permitted shall be those stated on the planning application form.

Main Issue

2. The main issue in determination of the appeal is the effect the proposed development would have on the character of the host property and surrounding area.

Reasons

3. The appeal site consists of a large two-storey white painted, rendered dwelling with pitched pantile roof set within a very spacious and mature landscaped plot. The dwelling has a conservatory and single storey lean-to garage and there are a mix of outbuildings nearby. The surrounding area is rural in nature, and it is remote from

neighbouring properties. Public views of the site are largely limited with most being from the public road that skirts around the outer edge of the plot.

4. The proposal would remove the existing conservatory and garage and add a two-storey end extension and a single storey extension/porch. The extensions would be constructed in zinc cladding and roofing, and the two-storey extension's eave and ridge would match the height and general pitch of the adjacent section of the host property's roof. The extensions' window fenestrations would typically be narrower and more elongated in design compared to those on the host property.

5. The proposed two-storey extension would be a large addition. However, due to its end positioning and 90-degree orientation to the host property, views of its size and scale would be broken by the existing building and the nearby large outbuilding. The proposed extension/porch element would be a modest addition due to its single storey size and limited extent. As such the proposed extensions would not be disproportionate or overly dominate to the host property and they would appear as subservient additions. The resultant building would also sit comfortably within the large plot and would not be highly visible in the surrounding area.

6. By virtue of its design and external materials, the proposal would have a more contemporary architecture form compared to the more traditional host property. However, this clear distinction would retain and, with the removal of the conservatory and garage, enhance the host property's limited architectural merits. The proposal's design and different external materials would not appear unsympathetic, overly bulky or be an incongruous addition.

7. Reference is made to the proposal being contrary to the Hambleton Local Development Framework's Domestic Extensions Supplementary Planning Document December 2009 (SPD). However, while the proposal may not meet all the design guidance set out in the SPD, it would acceptably maintain the character of the host building and the local context and street scene. It would not overly dominate the host property, would maintain the spaciousness of the existing street scene, and would not cause a terracing effect or overcrowding appearance. Due to its isolated nature, privacy and daylight to neighbouring properties would also not be a concern. The proposal would therefore meet the five key design principles the design guide sets out to protect including character and appearance and living conditions of neighbouring occupants.

8. The proposal would not adversely affect the character of the host property and the surrounding area. It would not be contrary to Policies E1 and S5 of the Hambleton Local Plan February 2022 which seek, amongst other matters, for new development to be of a high-quality that recognises the intrinsic beauty, character and distinctiveness of the countryside and integrates successfully within its surroundings in terms of form and function.

Conditions

9. The Council has not suggested any planning conditions. However, planning conditions are required.

10. In the interests of certainty, a time limit condition for completing the development and a condition to ensure it is completed in accordance with the approved plans are required. To protect the character and appearance of the area, a condition is

required to ensure the proposed building's external materials accord to the application form and the details shown on the drawings.

Conclusion

11. For the reasons detailed above, and having had regard to other matters raised, the appeal should be allowed.

J Symmons

INSPECTOR