

## **Combined Heritage/ Planning Statement**

Proposal: Balcony and Porch Extensions to

Location: ZA23/25558/HH. 50 Skipton Road, Cononley BD20 8NH

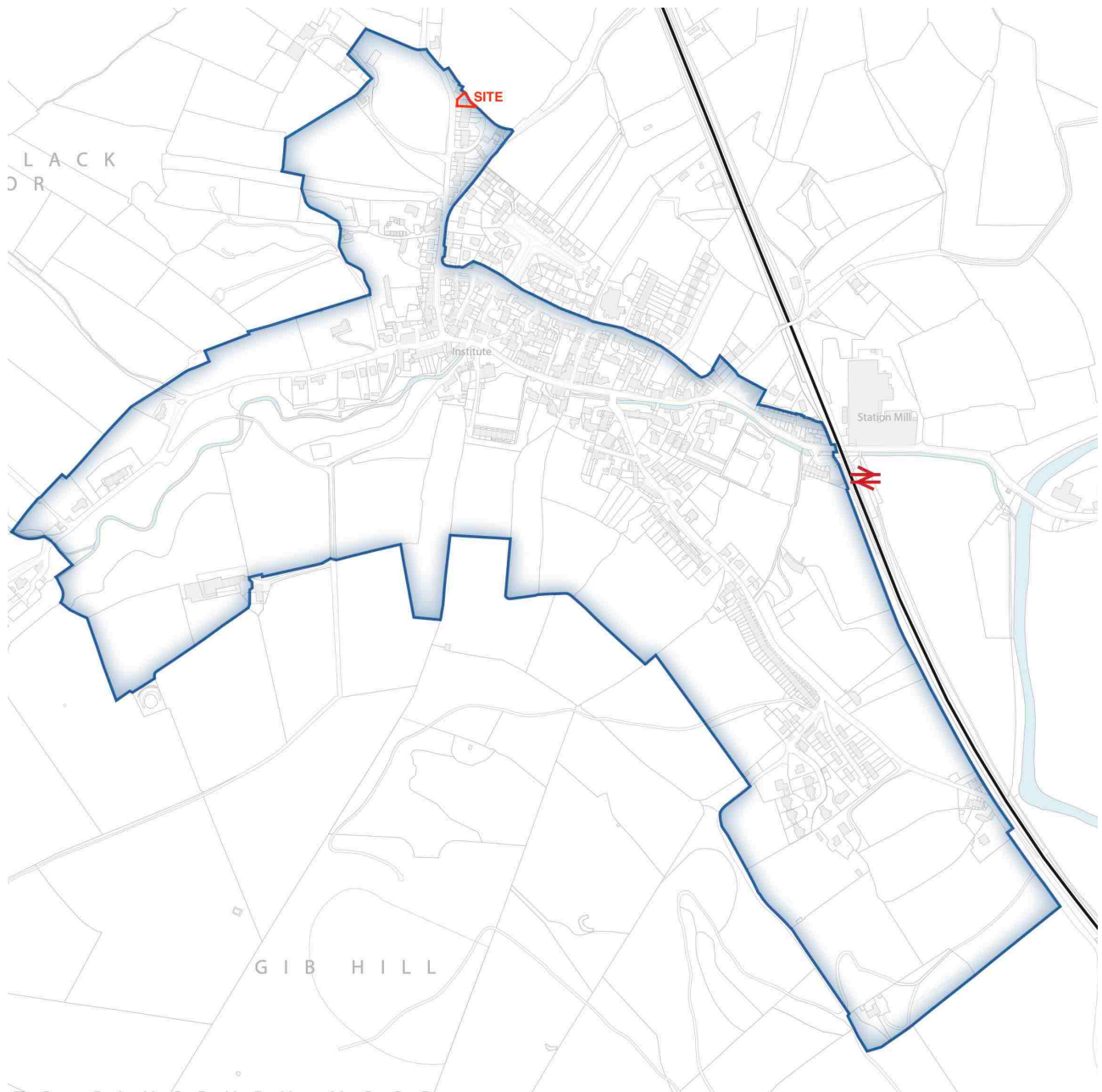
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## Site Description

The application site relates to a terraced dwelling located on Skipton Road, Cononley. The property features a small garden to the west (front) and north and off-street parking/ garaging to the east (rear).

The site is located to the north eastern extremity of Cononley Conservation area.



**Proposal**

This application is seeking planning permission for a front porch and rear first floor balcony.

The proposed balcony will measure approximately 1.5m by 3m.

The proposed materials are brown UPVC doors for both the garage conversion and balcony and the steel framed balcony will be guarded with a frameless glass balustrade.

**Planning History**

No relevant planning history.

**Planning Policy Background**

NYCC (Craven) Local Plan policies:

ENV2: Heritage

ENV3: Good Design

INF4: Parking Provision

**National Policies:**

National Planning Policy Framework (NPPF)

Planning Practice Guidance (PPG)

**Other Relevant Documents:**

Planning (Listed Buildings and Conservation Areas) Act 1990

Cononley Conservation Area Appraisal 2023

**Principal Planning Issues**

Scale, Design and Visual Impact of the proposed development upon Cononley Conservation Area

Amenity impact upon neighbouring properties

Sustainable Design and Construction

Parking Provision

## **Analysis Scale, Design and Visual Impact of the proposed development upon Cononley Conservation Area**

A number of neighbouring properties in Cononley have constructed a first-floor balcony and a porch and therefore, the proposal will not be incongruous to the village.

Paragraph 130 of the NPPF emphasises the importance of developments being sympathetic to the local character and history of the area. Policy ENV3 of the Craven Local Plan states that designs should respect the form of existing and surrounding buildings including density, scale, height and massing.

### **1. Porch**

The application site is located within the Cononley Conservation Area. Cononley Conservation Area Appraisal 2023 describes the village as containing a mix of historic building styles from the seventeenth to the late nineteenth century. The house was constructed circa 1995 and is therefore not of historic or architectural interest. The site borders the edge of the conservation area and is not identified within any of the significant views. Though the rear of the site looks on to the north west of Shady Lane - which is an important open space, the proposed porch faces the opposite direction and can not be viewed from the open space.

The porch would be visible from Skipton Road and from within the conservation area but the scale, materials and design of the porch match the traditional appearance of the host dwelling and it is considered that the proposal will have a neutral impact upon the street scene and will not detract from the overall character and appearance of the Conservation Area.

### **2. Balcony**

The balcony is situated at the rear of the property and overlooks the open space towards Shady lane in a similar location to View OP2 of CCAA2023. The balcony is proposed as an additional amenity area for the property, taking advantage of the open space, but will be of a scale so minor as to not impact upon the character of the open space. The balcony will not project beyond the boundary of the house and is within the parking area to the rear of the property. The materials are in keeping with those on neighbouring houses and the frameless glass guarding lends the balcony an almost transparent appearance.

The balcony will not be visible from the main highway (Skipton Road) or any significant viewpoints in the village and therefore the proposed development will comply with Policies ENV2 and ENV3 of the NYCC (Craven) Local Plan, the NPPF and the LBCA Act 1990.

### **Amenity impact upon neighbouring properties**

Policy ENV3 states that development should protect the amenity of existing residents and business occupiers whilst providing a good standard of amenity for existing and future occupants. Similarly, paragraph 127f of the NPPF states planning decisions should ensure a high standard of amenity for existing and future users.

The balcony is situated in an unusual position in that it occupies the internal corner walls of two adjacent buildings: One, the rear wall of the host dwelling and the other; the gable wall of the neighbouring house, which has no windows.

The benefit of this position is that the balcony will not compromise the privacy of any neighbour as views to the neighbouring properties are shielded by the flanking gable wall.

It is therefore considered that the development accords with Policy ENV3 of the Craven Local Plan.

### **Sustainable design and construction**

The development will be constructed to exceed the current building regulations. See separate Sustainable Building Statement.

The proposal complies with Policy ENV3 of the CLP.

### **Parking Provision**

Policy INF4 requires that consideration is given to the likely impact on off-street and on-street parking.

The proposed porch is within the existing garden and the balcony is to be constructed above the parking area. The parking provision is unaffected.

The development, therefore, complies with Local Plan Policy INF4 and the NPPF.

### **Conclusion**

Paragraph 11 of the NPPF advises that LPA's should be approving development proposals that accord with an up-to-date development plan without delay.

The proposed development porch and balcony are acceptable in terms of design, scale and the visual impact upon the surrounding area and Cononley Conservation Area. There is no detrimental amenity impact upon neighbouring properties and the sustainable design and construction criteria is met. It is considered that there are no adverse impacts arising from the proposal that would significantly and demonstrably outweigh the overarching presumption in favour of sustainable development. Consequently, as the development accords with NYCC (Craven) Local Plan Policies ENV2, ENV3 and INF4, the NPPF and the LBCA Act 1990.