



The countryside charity
North Yorkshire

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Branch President
The Lord Crathorne KCVO
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Authority: Ryedale District Council

Type of consultation: Planning Application

Full details of application/consultation: 20/00336/HOUSE- Full Planning Permission for Demolition of existing single storey extensions to the side and rear and erection of two storey extension and link structure to the side

At land at: 3 Low Hutton Park, Low Hutton, Malton, YO60 7HH

Type of response: Comment

Date of Submission: 28th April 2020

All responses or queries relating to this submission should be directed to the Secretary for the Trustees at the contact details shown above on this frontispiece.

All CPRE North Yorkshire comments are prepared by the charity using professional planners whose research and recommendations form the basis of this response in line with national CPRE policies.

External planning consultant used in this response:



KVA Planning Consultancy
Katie Atkinson, BA (Hons), Dip TP, MA
MRTPI
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Comment

CPRE North Yorkshire (CPRENY) welcomes the opportunity to comment on this application for this household application. CPRENY does not normally comment on household applications such as this, however, we have been contacted by members to consider the impacts of this on the surrounding area within the Howardian Hills Area of Outstanding Natural Beauty (AONB).

Having taken the opportunity to consider the plans submitted by the applicant, CPRENY are disappointed that the applicant has not submitted a policy analysis within the Planning Statement as would have been expected. CPRENY would have expected details as to how the design of the extension is in conformity with the stated policies and some consideration in policy terms to the wider AONB.

Paragraph 172 of the NPPF sets out clearly that great weight should be given to conserving and enhancing the landscape and scenic beauty of AONBs which have the highest status of protection in relation to these issues. It goes on to explain that the conservation and enhancement of wildlife and cultural heritage are also important consideration in these areas.

Ryedale Plan Strategy sets out at Policy SP13 that the quality, character and value of Ryedale's diverse landscapes will be protected and enhanced. It sets out that development proposals *'should contribute to the protection and enhancement of distinctive elements of landscape character that are the result of historical and cultural influences, natural features and aesthetic qualities including the distribution and form of settlements and buildings in their landscape setting and the character of individual settlements, including building styles and materials...'* (amongst other matters).

Hutton's Ambo consists of High Hutton and Low Hutton and whilst it does not have a Conservation Area is of historic interest given its appearance in the Domesday Book. The settlement is located within the AONB and as such is covered by the above policies. The settlement has been developed using traditional stone. Whilst CPRENY has no objection to the principal of the development per se it is considered that the introduction of modern materials does not sit comfortably within its immediate surroundings and is not sympathetic to existing traditional styles on the cul-de-sac and wider village.

CPRENY believe that further attention should be given by the applicant to the use of traditional materials in the design of the building, ensuring that overlooking and loss of privacy to adjacent residential amenity does not occur.