

# North York Moors National Park Authority

Borough: Scarborough Borough Council (North)  
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2019/0036/FL

**Proposal:** demolition of existing porch and construction of replacement single storey extension

**Location:** 1 Hermitage Way, Sleights

**Decision Date:** 19 March 2019

## Consultations

**Parish** - No objection.

**Site Notice Expiry Date** - 07 March 2019.

## Director of Planning's Recommendation

**Approval** subject to the following condition(s):

1. **Standard Three Year Commencement Date**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. **Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified**

The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

<b>Document Description</b>	<b>Document No.</b>	<b>Date Received</b>
Location Plan and Site Plan	D11490-01 Rev A	21 January 2019
Proposed Elevations	D11490-08 Rev E	21 January 2019
Proposed Floor Plans Option B	D11490-07 Rev D	21 January 2019

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. **External Timber Cladding to be Stained Dark Brown**

The external timber cladding of the building hereby approved shall be stained dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

## Informatives

1. **Bats**

All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.

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**Reasons for Conditions**

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3. For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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**Background**

1 Hermitage way occupies a split level, corner plot site at the western end of Hermitage Way. Being the first property seen on the approach to Hermitage Way, and occupying a raised site, it is a relatively prominent dwelling in terms of its setting. The property is of simple ridge and gable design, constructed of bradstone under a pantile roof. It is similar to others on the estate which is accessed off Eskdaleside to the west of the village of Sleights. The property is set within a generous plot with front and rear gardens with an integral double garage at lower ground floor level. All residential accommodation is provided on one level with pedestrian access off Hermitage way leading up a number of steps up to the front door.

The existing dwelling is rectangular on plan but there is a small lean-to porch on the side (west) elevation and a slightly larger porch on the front (south) elevation which again is of lean-to design but interrupts the roofslope.

This application seeks full planning permission for the construction of an enlarged front porch/extension in a contemporary style together with removal of the existing side porch. The proposed extension measures approximately 2.1 metres (projection) by 6.9 metres and is shown to be clad with vertical boarded cladding under a flat roof. The position of the front door would be retained in the side (west facing) elevation with 2no. windows in the front elevation. The extension would allow for the existing en-suite and house bathrooms to be increased in size.

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policies 3 (Design) and 19 (Householder Development).

DP3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, orientation, layout and density of development preserves or enhances views into and out of the site and that the scale, height, massing, materials and design are compatible with surrounding buildings and do not have an adverse effect upon the amenities of adjoining occupiers. DP3 also requires a high standard of design detailing which complements the local vernacular (whether it is traditional or contemporary) and which takes into account the safety, security and access needs for all potential users of the development whilst incorporating good quality sustainable design and a satisfactory landscaping scheme.

Development Policy 19 is supportive of proposals for development within the domestic curtilage provided that it does not detract from the character and form of the original dwelling or its setting and it would not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

The scheme is relatively small scale and whilst front extensions are typically resisted, in this particular case, the simplicity of the contemporary design and small-scale of the proposal is not considered to detract from the host property. The lower roofline and new palette of materials ensure that the extension does not compete for dominance and due to the position of the property in relation the neighbouring property to the east, the proposal will not have an unacceptable impact or result in any increased level of overlooking of the neighbouring house or its garden.

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The proposal will meet the provisions of Development Policy 19 in that the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the cul-de-sac development and in response to the Development Policy 3, the scheme incorporates a high standard of (contemporary) design. The use of vertical timber cladding is suited to the design and lightweight nature of the extension and also picks up on the design cues and materials used in the recently completed housing development to the west.

The Parish Council has no objection to the proposal and no other representations have been made. The scheme reflects the character and form of the original dwelling and does not have an adverse effect on the immediate locality or neighbouring residential amenity. As such the development complies with Development Policies 3 and 19 of the NYM Core Strategy and Development Policies Document and approval is recommended.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.