

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(North)  
Parish: Sneaton

Application No. NYM/2019/0130/NM

**Proposal: non material amendment to planning approval NYM/2018/0804/FL to allow an increase in depth of approved porch**

**Location: Abbey View  
Sneaton Lane  
Ruswarp**

**Decision Date: 25 March 2019  
Extended to:**

## Consultations

**Parish -**

**Site Notice/Advertisement Expiry Date – NA**

## Director of Planning's Recommendation

1.	PLAN00	The development hereby approved shall only be carried out in accordance with the amended plans which comprise an increase in depth to the porch as shown on drawing no. 11251/18/08 Rev D, 11251/18/09 Rev C, 11251/18/10 Rev C 11251/18/11 Rev C and 11251/18/12 Rev C received 22 February 2019. Otherwise the development shall be carried out completely in accordance with the approved plans and imposed conditions of planning approval NYM/2018/0804/FL.
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**Background**

Planning permission was granted in 2018 for the construction of a replacement porch and dormer window (NYM/2018/0804/FL).

This application seeks a non-material amendment to allow an increase in depth of the approved porch.

**Main Issues**

The original development was considered against the following Policies contained within the North York Moors Local Development Plan:

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 19 is supportive of development within the domestic curtilage of dwellings which takes into account the special qualities of the National Park and architectural character of settlements. Amongst other things, development will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting.

The depth of the proposed porch will increase from 1.8 metres to 2.45 metres. The porch is located on the north elevation and is not thought to impact the neighbour adjacent. The proposal is therefore considered to be in accordance with the Policies against which the original scheme was considered and the amendment is considered to be minimal. Therefore approval is recommended.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission for the revised scheme.