

North York Moors National Park Authority

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

Application No. NYM/2019/0040/FL

Proposal: Construction of single storey extensions and 1 no. dormer window

Location: Susannah Hill Cottage, Susanna Hill, Browside, Ravenscar

Decision Date: 29 March 2019

Consultations

Parish – No objection

Fylingdales Village Trust -

Natural England – No objection

Site Notice/Advertisement Expiry Date – 27 February 2019

Director of Planning's Recommendation

Approval subject to the following condition(s):

- 1 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 2 The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Proposed first floor plan	RL 18.01.06A	6 Mar 2019
Proposed ground floor plan	RL 18.01.05	23 Jan 2019
Proposed elevations	RL 18.01.07	23 Jan 2019
Proposed south west elevation	RL 18.01.08	23 Jan 2019

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

- 3 The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use.
- 4 The external timber cladding of the extension hereby approved shall be stained/painted dark grey and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 5 The external surface of the roof of the extension and dormer hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
- 6 All new window frames and glazing bars shall be of timber construction and shall be painted/stained dark grey and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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- 7 All flues associated with the proposed development shall be coloured matt dark grey and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Informatives

- 1 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.

Reason(s) for Condition(s)

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.
4. 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.
5. 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.
6. 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
7. 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.



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Background

Susannah Hill Cottage is a modest detached property occupying a remote, cliff edge position accessed from the single track road from Ravenscar to Stoup Brow. The property forms part of a small cluster of properties set below road level and is barely visible from the track. It is constructed of stone under a pantile roof with the front and side elevations covered in white painted smooth render. This, along with the dark grey powder coated aluminium window frames and slate roof to the lean-to extensions gives the property a clean contemporary appearance.

Planning permission is sought for several small scale additions to the property: a flat roof dormer to the rear elevation to facilitate the creation of an en-suite WC at first floor; the roofing over of the rear walkway to create an entrance hall, WC and en-suite to the ground floor bedroom; and a lean-to kitchen extension to the front elevation in dark grey painted timber boarding under a dark grey felted roof.

Main Issues

The relevant policies of the Core Strategy and Development Policy Document are Core Policy G (Landscape, Design and Historic Assets), Development Policy 3 (Design) and Development Policy 19 (Householder Development).

The proposed additions to the property seek to improve the internal space to make the property a more usable family dwelling without detracting from its external appearance. The entrance lobby extension to the rear elevation, being at a lower level than the terrace and the neighbouring properties, would have little impact on the setting of the property in the wider landscape. With its flat roof tucked in behind the existing retaining wall, it would complement the contemporary nature of the previous extensions to the property without detracting from the traditional form and character of the original cottage.

The kitchen extension to the front elevation is of a simple design and of a scale which does not compete with the host property. The use of dark grey painted timber boarding and roof felt together with the large areas of glazing gives it a lightweight and contemporary appearance which complements the host dwelling.

Finally the addition of a small flat roof dormer to the rear elevation to match those on the front elevation is not considered to detract from the character or appearance of the property, nor have a detrimental impact on the amenities of the neighbouring residents.

On the basis that this application includes alterations to a roof, the Authority's Ecologist has requested that the standard informative relating to bats is included on any approval given.

There being no other comments and in view of the above, 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 in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.