

North York Moors National Park Authority

Redcar and Cleveland Council Parish: Loftus	App No. NYM/2019/0105/FL
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Proposal: demolition of utility room, construction of part one and a half / part single storey wrap around extension with terrace together with creation of new vehicular access and driveway

Location: 18 Whitby Road, Easington

Applicant: Mr Richard Brierley, 18 Whitby Road, Easington, TS13 4NW

Agent: JAWdesign, The Hollies, Headlands Road, Appleton-le-Moors, York, YO62 6TF

Date for Decision: 19 April 2019

Grid Ref: 474189 518058

Director of Planning's Recommendation

Approval subject to the following conditions:

1.	TIME01	Standard Three Year Commencement Date
2.	PLAN01	Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified
3.	MATS12	Render to Match Existing
4.	MATS13	Roof Tiles to Match Existing
5.	MATS28	Timber Cladding Samples
6.	MATS55	Rooflight Details to be Submitted
7.	HWAY00	The proposed access shall be constructed of permeable materials and must not shed water onto the adjacent adopted highway but drain to within the domestic curtilage.
8.	HWAY00	There should be no obstruction of the existing adopted highway during the works without prior consultation with the Engineering highways team and it is expected that the storage of all materials and contractor car parking will to be within curtilage.
9.	HWAY17	Garage Conversion to Habitable Room
10.	LNDS02A	Landscaping Scheme to be Implemented - Large Scale Development/ General Development
11.	LNDS00	The existing boundary hedge to the front of the site should not be removed to create the access driveway during the bird breeding season (March to September) without being first careful checked for bird nesting. Any nests must be left undisturbed until chicks have fledged and the site abandoned.

Informatives

1.	PROW to be Kept Free From Obstruction at all Times
2.	Bats
3.	Birds



North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley YO62 5BP
01439 772700

Application Number: NYM/2019/0105/FL

Scale: 1:1250



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Consultations

Parish – No objection to the building development however concern that this application appears to introduce an additional crossing of the grass verge and public foot way and the removal of a significant amount of long established hedge. It is not clear from the plans if the existing entrance is to also be retained. Loftus Town Council has a policy of objection to reductions in open spaces, grass verges and other natural assets.

Ward Member –

Highways – I refer to the application and would offer no objections on highway grounds. Please condition that the new driveway should be of a permeable construction and must not shed water onto the adjacent adopted highway but drain within curtilage. Please also condition that there should be no obstruction of the existing adopted highway during the works without prior consultation with the Engineering Highways Team – I would also expect material storage and contractor car parking to be within curtilage.

Site Notice Expiry Date – 28 March 2019

Background

This application relates to development within the side and rear garden of 18 Whitby Road, Easington. The existing property is a detached rendered bungalow situated to the north side of the A174 adjacent to the Easington Garage site, which is separated by a high Leylandii hedge. The plot has a large footprint and is bound to the north by the rear elevation of bungalows on Abingdon Road.

This application seeks approval for the construction of a new access driveway and closing off of the original driveway, construction of a two storey, double garage extension to the side and also the construction of a double and single storey rear extension of a modern design. The materials proposed are largely render to match the existing, however the flat roofed section of the two storey rear extension will be clad with larch boards. The two storey rear extension extends 2.5m and then there is a further 2.5m terraced/balcony area above a ground floor garden store. To the side of the two storey element is a flat roofed single storey element extending 2m from the rear elevation which incorporates fully glazed doors and allows much of the internal space to be opened up into an open plan living area. Some small design improvements have been made during the processing of the application to improve the subservience of the proposed extension.

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Background continued

Additional landscaping is also proposed within the around the site to improve the setting and also any overlooking issues on the site between existing properties.

The site has previously in 2004 (NYM2004/203/OU) had an outline application granted for a new access and bungalow although this was not taken any further.

Main Issues**Policy Background**

Development Policy 3 of the NYM Local Development Framework states that in order to maintain and enhance the distinctive character of the National Park, development will only be permitted amongst other things where a high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular and where the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of neighbours.

Development Policy 19 of the NYM Local Development Framework states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage 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 development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling.

Design Discussion

Through negotiations, the subservience of the proposed side extension has been improved to accommodate the applicant's desire to house his vans within the garage but still achieve an extension which does not compete with and respects the main element of the dwelling. The site is well located so that the proposed rear extension will not be prominent in the wider landscape, nor will it have an adverse impact on the neighbouring properties whose boundaries are 23m from the proposed rear extension. In this location it is therefore considered that the proposed modern extension is considered to be acceptable and has been designed in a manner which respects that setting and existing building. The terrace is considered to be located at the furthest point from any neighbouring property and therefore will not have any adverse impact upon them. The applicant has also proposed a landscaping scheme for both their neighbours and their own benefit which includes tree planting along the rear boundary, midway across the large rear garden and also to the front of the property. In addition to this the amended plans show the hedge and grass verge reinstated across the existing driveway and an additional hedge in the front garden area to the side of the proposed driveway.

Ecological Concerns

The Authority's Ecologist has commented that the proposal to removal of part of a hedgerow which appears to be of longstanding is not desirable. They continue that whilst it would probably not be appropriate to refuse on these grounds given the domestic and closely cropped nature of the hedge, it would be preferable that the replacement hedging proposed is of equal or greater volume than the section to be removed to permit garage access. It would also be preferable that this is of like of like replacement of species, although they do accept that as deciduous species this will not provide such good screening, and connects with part of the existing hedge in order to provide better habitat and more nesting opportunities for wildlife.

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Main Issues continued

They have recommended that a condition is imposed on any approval granted to ensure that the existing hedge is not removed during the bird breeding season (March to September) without being first carefully checked for bird nesting. A bat informative has also been requested.

Parish Council Objection

Whilst the Parish Council raised no objection to the building development, they did however raise concerns that the application appeared to introduce an additional crossing of the grass verge and public foot way and the removal of a significant amount of long established hedge. They stated that it is not clear from the plans if the existing entrance is to also be retained and that Loftus Town Council has a policy of objection to reductions in open spaces, grass verges and other natural assets and therefore their objection has been recorded.

The amended plans submitted clarify that the existing driveway will be closed off than the hedge and verge in this location reinstated and the driveway will become a "green area" which it is expected will overcome much of the Parish Council's concerns, however they have been in touch to say that they do not have another Meeting before the Committee Meeting and will therefore not be able to provide any additional comments on this matter. Given the level of additional planting proposed in association with the proposed scheme there is considered to be a net gain in "green space" and therefore the amended plans are considered to overcome the Parish Council's concerns.

The Highway Officer has raised no concerns with regard to the principle of a new access.

Conclusion

The proposed extensions and driveway alterations are considered to accord with the requirements of Development Policy 3 and 19 and therefore approval is recommended subject to the conditions proposed above.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy C10 which seeks to ensure that all new development is of a high quality design and will conserve and enhance the built heritage.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal to increase the subservience of the extension in relation to the main house, so as to deliver sustainable development.