

# North York Moors National Park Authority

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**Borough: Scarborough Borough Council (North)**  
**Parish: Egton**

**Application No. NYM/2019/0220/NM**

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**Proposal:** non material amendment to planning approval NYM/2018/0377/FL to allow the installation of window to rear elevation of garden room

**Location:** The Old Mill, Broom House Lane, Egton Bridge

**Decision Date:** 24 April 2019

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## Consultations

**Parish -**

**Site Notice/Advertisement Expiry Date -** N/A.

## Director of Planning's Recommendation

**Approval** subject to the following condition:

1. **Non Material Condition**

The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the **installation of window to rear elevation of garden room** as shown on the following document:

<b>Document Description</b>	<b>Document No.</b>	<b>Date Received</b>
Proposed Rear Elevation	N/A	27 March 2019

The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2018/0377/FL.

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**Background**

Egton Mill (formerly known as Mill Flats) is located in the centre of Egton Bridge in a prominent roadside position with the River Esk adjacent the rear boundary. The property is not listed but does lie within the village conservation area. The mill building is constructed from rock faced stone under a slate roof. Planning permission was granted in December 2001 for alterations and change of use to provide a single dwelling with residential annexe, together with the construction of a double garage and conservatory. However, in 2004 a further application was approved to reposition the garage at a new location on site, further from the main building. The double garage approved in 2004 has been completed.

Planning Permission was granted in 2018 (ref. NYM/2018/0377/FL) for the construction of a garden room to be attached to the rear elevation of the existing garage. As approved, the rear elevation for the extension was characterised by 2no. conservation style rooflights and a set of 4-pane bi-fold doors.

This application seeks permission for a 'non-material' minor amendment to allow the insertion on 1no. single sash casement window in the rear elevation.

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policy 3 (Design), Development Policy 4 (Conservation Areas) and Development Policy 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.

DP4 seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

DP19 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.

The insertion of one additional and modest window in the rear elevation is considered acceptable and is not considered to undermine the original design to any significant degree as the solid-to-void ratio would be adequately maintained.

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The Parish Council has not returned any comments and no other responses have been received.

The proposal is considered to accord with Development Policies 3 and 19 of the NYM CSDPD and approval is recommended.