

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Newby and Scalby

Application No. NYM/2019/0205/FL

Proposal: alterations and construction of porch together with garden room extension to rear following demolition of conservatory

**Location: 113 Hackness Road
Scalby**

**Decision Date: 17 May 2019
Extended to:**

Consultations

Parish – No objections

Site Notice Expiry Date – 08 May 2019

Others -

Director of Planning's Recommendation

Approval subject to conditions:

TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.

Reasons for conditions:

TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
PLAN01	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.

Informative:

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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Background

113 Hackness Road is a brick and tile detached bungalow set back from the Scalby-Newby road to the south of the village of Scalby. The property is located in the centre of a large plot. Planning permission is sought for the construction of a porch together with a garden room extension to the rear following the demolition of the existing conservatory.

Main Issues

The key planning policy of consideration is Development Policy 19 of the Local Development Framework relating to Householder 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 proposed porch and garden room extension is considered to be of a suitable scale and design which is in accordance with the above planning policy. No neighbouring properties overlook the property at the rear and therefore privacy issues are not likely to arise as a result of the proposed development.

In view of the above, the proposal is considered to be in accordance with adopted Policies and 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.