

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Aislaby

Application No. NYM/2019/0396/NM

Proposal: non material amendment to planning approval NYM/2018/0720/FL to allow an amendment to the angle of the roof of the rear extension

Location: 76 Main Road, Aislaby

Decision Date: 05 July 2019

Extended to:

Consultations

Borough/District -

Parish - Due to the 10 day deadline response we will not be able to make any comment.

Highways – The Local Highway Authority have no further comments to those issued on the 4th Dec 2018

Natural England - NO OBJECTION

Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites.

Director of Planning's Recommendation

Approval subject to the following condition(s):

- 1 Non Material Condition
The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the change in angle of the roof of the rear extension as shown on the following document(s):

Document Description	Document No.	Date Received
Plans & Elevations	BS2018 Sheet 1 Revision D	31 May 2019

The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2018/0720/FL.

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Approved

Now Proposed

Background

76 Main Road Aislaby is a detached ex-local Authority property located at the edge of the Aislaby Conservation Area close to the junction at the west end of Aislaby. The property has its gable facing the road and is constructed with pebble dashed render and a concrete pantile roof. To the side of the property there is a small detached timber garage which is proposed to be removed to make way for the proposed extension.

Approval was granted by the Planning Committee under NYM2018/0720/FL for the construction of a single storey side and rear extension set back 0.5m from the front elevation of the property and also a replacement porch. The side extension which will accommodate the garage will be a gable extension which will run perpendicular to the ridge of the main house and extend out 3.8m, leaving a further 0.9m to the boundary with the neighbour. To the rear the dining room element of the extension would be considered to be permitted development as it only extends 3.5m from the rear of the property.

Under this non material minor amendment application it is proposed to alter the roof height and angle of the rear extension as the original plans had drawn the location of the existing first floor windows incorrectly, and as a result of this, the proposed roofline too high.

The size and massing of this element would still be considered to be permitted development if constructed on its own, however this application has been submitted to clarify the detailing where the rear extension meets with the proposed side extension.

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Main Issues**Policy Consideration**

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, and the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling.

Due to the setting of the property being located across the road from the boundary of the Aislaby Conservation Area, Development Policy 4 will also apply. This policy 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.

The Authority's Supplementary Planning Document: Design Guide Part 2: Extensions and Alterations to Dwellings also helps to explain the reasoning as to why it is important to ensure that the design of any extension to a property should be subservient to the main property.

Conclusion

The original application was determined by the Planning Committee due to the level of objections received in relation to the plans as originally submitted. The applicant took on board the comments raised by neighbours and officers and significantly reduced the size of the proposal to a level which was then considered to be acceptable and therefore Officers recommended approval to the proposed scheme which is considered to accord with the requirements of Development Policy 19.

The alteration proposed under this application to amend the roof height and angle of the rear section of the extension help to break up the massing of the approved form and are therefore considered to be an improvement to the approved scheme and therefore the scheme is still considered to accord with Development Policy 19.

As stated above the massing of this element of the extension is still considered to be within the amount allowed under permitted development and therefore approval is recommended.

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.