

North York Moors National Park Authority

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

Application No. NYM/2019/0410/FL

Proposal: Application to regularise demolition works and two storey side and single storey rear extensions as built (revised scheme to NYM/2015/0425/FL)

Location: Land at Former Parkgate Cottage, Sled Gates, Fylingthorpe

Decision Date: 05 August 2019

Consultations

Parish – No objection.

Highways – No objection.

Fylingdales Village Trust -

Site Notice/Advertisement Expiry Date – 16 July 2019

Director of Planning's Recommendation

Approval



Application Number: NYM/2019/0410/FL

Background

The application property, formerly known as Parkgate Cottage, lies on the north side of Sledgates approximately mid-way along a row of some 12-15 houses of various size and styles. It comprises a vernacular stone built cottage under a pantile roof.

Planning permission was granted in 2015 for the renovation and extension of the property to create a three bedroom property with a one-bedroom ground floor annexe. Works comprised the demolition and rebuilding of the front elevation of the original cottage on a like-for-like basis as this was structurally unsound and the demolition of the two-storey flat roof, concrete block side extension and its replacement with a pitched roof one-and-a-half-storey extension with dormer windows of a more vernacular design.

However works have not been carried out fully in accordance with the approved drawings, the notable differences being the larger dormer windows, alterations to the fenestration and the lean-to rear extension which has been reduced in footprint but increased in height. In addition more demolition of the original cottage than was proposed in the structural survey and subsequently approved by the Authority has taken place. Finally, internally the annexe accommodation has been omitted and this is now a single property of 5 bedrooms.

Main Issues

The relevant policies of the Core Strategy and Development Policies Document are Development Policy 3 (Design) which seeks to maintain and enhance the distinctive character of the National Park by requiring a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular, and Development Policy 19 (Householder Development) which is supportive of proposals for extensions or alterations to dwellings provided that the scale, height, form, position and design does not detract from the character and form of the original dwelling or its setting.

The renovation and extension of this property has improved its overall appearance in the street scene of Fylingthorpe, with the replacement of the unsightly concrete block flat roof side extension with a sympathetically designed one-and-a-half storey pitched roof stone and pantile extension. Whilst the dormer windows to the front elevation are larger than approved, it is not considered that they detract from the overall appearance of the property such as to warrant refusal of the application.

The rear lean-to extension starts from the ridge of the main property rather than half way down the roofslope as approved, however it is not considered that this detracts from the character or form of the of the host property and given the modest footprint is subservient.

It is not considered that the property as built has an adverse impact on the amenity of the neighbouring residents given that they will occupy a similar footprint to the existing extensions and will have no windows overlooking the adjacent properties.

The extent of additional demolition, beyond the approved rebuilding of the front elevation on a like-for-like basis, comprised mainly the west gable wall of the original cottage which now forms an internal wall. It is not considered that the level of demolition and rebuilding that has taken place amounts to the erection of a replacement dwelling which would be considered under Core Policy J and Development Policy 21 and incur a local occupancy condition.

In view of the above approval is recommended.

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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.