

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(North)  
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2019/0424/FL

**Proposal:** Construction of single storey side extension and conservatory

**Location:** Valley View, Golden Grove, Whitby

**Decision Date:** 08 August 2019

## Consultations

**Parish** – No objections

**Highways** – No objections

**Forestry Commission** – No objections

**Site Notice Expiry Date** – 16 July 2019

## Director of Planning's Recommendation

**Approval** subject to the following condition(s):

1	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2	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.
3	The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use.

### Reason(s) for Condition(s)

1	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	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.
3	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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**Background**

Valley View is a dormer bungalow occupying a remoted position at the southern end of Golden Grove near Ruswarp. It has previously been extended to the side with a flat roof porch which it is now proposed to enlarge with an office to the front and conservatory to the rear. Both are very small additions to the property and do not extend beyond the front or rear elevation of the property or beyond the porch.

**Main Issues**

The most relevant policy of the Core Strategy and Development Policies Document is Development Policy 19 which supports proposals for householder development provided the scale, height, form, position and design does not detract from the character and form of the original dwelling or its setting in the landscape, and the development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

The proposal is for two modest extensions either side of the porch to create a small office and conservatory. Both will have flat roofs to match the existing porch and will not extend beyond the front or rear elevations of the property. It is considered that the extensions are subservient to the host property and designed to be in keeping as required by Development Policy 19. There are no neighbours to be affected by the proposal. As such 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.