

North York Moors National Park Authority

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

Application No. NYM/2019/0416/FL

Proposal: dropping of kerb and creation of parking area

**Location: Moorview House
Station Road
Robin Hoods Bay**

**Decision Date: 15 August 2019
Extended to:**

Consultations

Parish – 19 July 2019 - Object

The Parish Council are of the opinion that the proposed development would be harmful to the character of the area and have raised concerns that cars reversing onto the main road would be dangerous to pedestrians.

Highways – 23 July 2019 – No objections with conditions

Third Party – 4 July 2019 - Mr and Mrs Southcombe – No objections

Concern was raised by the third party in regard to the safety of reversing vehicles onto the main road and pedestrian path.

Site Notice/Advertisement Expiry Date – 29 July 2019

Others -

Director of Planning's Recommendation

Reason(s) for Refusal

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| 1 | The proposed creation of a dropped kerb and parking area would by reason of its siting and layout, have a significant and adverse impact on the surrounding area due to its prominent location and is contrary to Development Policy 3 of the North York Moors Local Development Plan Policies which seek to conserve and enhance the landscape and ensure that the development does not have an adverse visual impact upon the character of the locality. |
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Background

Moorview is a Victorian red brick corner terrace with slate roof and decorative gable. The property is located on a prominent corner of Mount Pleasant South, fronting Station Road at the top of Robin Hood's Bay, outside of the Conservation Area.

The property has had various uses over the years, including residential care and as a guest house.

A previous application was submitted under reference NYM/2016/0820/FL for the creation of two parking spaces and a dropped kerb to the side of the property, looking onto Mount Pleasant South road. This application was later withdrawn.

This application relates to the creation of a single parking space forward of the front elevation of the property, along with the introduction of a dropped kerb.

Main Issues

The main policy contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application is Development Policy 3.

Development Policy 3 of the NYM Local Development Framework affirms that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Moorview House has a distinctive Victorian/Edwardian architectural character and is located on a prominent corner plot, fronting Station Road and Mount Pleasant South. This property, along with many others along Mount Pleasant South and Mount Pleasant North, form part of a distinctive phase in the development of the bank top which came about as a result of the railway in the late 19th Century.

The street scene character of this area is an important feature which contributes to the building's architectural character. Along with the distinctive Victorian/Edwardian appearance of the buildings, the existing stone wall boundary treatments are also a prevailing feature throughout the area and this boundary wall is considered to form an essential part of the character of the locality and wider landscape.

Whilst the development site does not lie within a Conservation Area, the prominent position of the development results in significant harm to the existing street scene, of which the loss would contradict the values of Development Policy 3 which seeks to preserve or enhance distinctive character such as the street scene on Station Road and Mount Pleasant South within the National Park.

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The public benefit of a private parking space is not seen to outweigh the harm caused to the surrounding area by the proposed development and as such, the application is recommended for refusal.

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 concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.