

North York Moors National Park Authority

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

Application No. NYM/2019/0347/FL

Proposal: alterations and construction of two storey side extension following demolition of lean-to and conservatory, together with demolition of existing outbuildings, construction of garage and new vehicular access

Location: Grove Cottage, Thorpe Bank, Fylingthorpe

Decision Date: 16 July 2019

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations – Document No's Specified
3. MATS04 Stonework and Roofing Tiles to Match
4. MATS00 All new window frames and glazing bars to be installed in the front (roadside) elevation of the development hereby approved shall be of timber construction, and trickle vents shall not be incorporated into any of these new windows, unless with the prior written consent of the Local Planning Authority.
5. MATS22 Pointing – New Development – Standard Mix
6. MATS70 Guttering Fixed by Gutter Spikes
7. MATS72 Black Coloured Rainwater Goods
8. MATS00 No work shall commence on the construction of the replacement front boundary wall hereby permitted until details of the brick, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The brick used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
9. HWAY007 Prior to any works commencing in relation to the re-location of the proposed access, unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
 - i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
 - ii) The existing access shall be improved by providing a footway crossing repositioned as shown on the approved details and constructed in accordance with standard detail E6W. The narrow footway downhill of the access shall be extended to the revised location of the access.

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Continued Condition 9

- iii) That part of the access extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 1 in 10
 - iv) The final surfacing of any private access within one metre of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority
10. HWAY10 There shall be no access or egress by any vehicles between the highway and the application site (except for the purposes of constructing the initial site access) until splays are provided giving clear visibility of 20 metres looking uphill and 26 metres looking downhill measured along both channel lines of the major road Thorpe Bank from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
11. HWAY00 Prior to any works commencing in relation to the re-location of the proposed access full details of the following shall be submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority:
12. HWAY14b i) New position for street lighting column.
- No part of the development shall be brought into use until the approved vehicle access, parking, manoeuvring and turning areas approved under condition number 2:
- i) have been constructed in accordance with the submitted drawing P-02 Rev 5
- i) are available for use unless otherwise approved in writing by the Local Planning Authority.
- Once created these areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.
13. MISC00 Within 6 months of the development hereby being first brought into use, the replacement front boundary wall shall be constructed and completed in accordance with the approved plans.
14. DRGE00 Prior to works commencing on the demolition of the outbuildings and conservatory, measures shall be put in place (such as sediment traps) to ensure whilst building works are underway, sediments are captured and prevented from being washed into the beck.

Informatives

1. In relation to condition 10 an explanation of the terms used above is available from the Highway Authority.

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2. 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.

Consultations

Parish - 21 June 2019 – Objects to the application for the following reasons:

- The access to the property is dangerous and the turning circle too big.
- The rendering is not in keeping with adjoining properties or with the natural stone on the rest of the property.
- The demolition of a stone wall at the front of the property.
- The use of PVC windows and doors, particularly doors.

19 July 2019 – Revised plans - The Parish Council emphasis again it's previously given objection to this application and adds to this objection with serious concerns that the rendering will leave a problem for the future.

Further revised plans - No Objections 30/08/2019

Highways - 17 June 2019

The application documents include a plan titled Visibility Splay plan showing that the 33m visibility splay would not be achieved within the design. The supporting information explains how the design would be an improvement on the current location of the drive. Although the design improves the current layout and the Local Highway Authority acknowledge it would be very difficult to achieve a layout with the full 33m visibility in both directions, it could be improved further than that shown. It would be helpful if the applicant/designer provides additional information.

25 July 2019 – Revised plans - No objections subject to conditions.

Fylingdales Village Trust -

Site Notice Expiry Date - 27 June 2019

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Others - Mr Sutterby, The Manse, Thorpe Bank – We have the following concerns:

The existing brick façade is a character asset to the streetscape in the Conservation Area: render is atypical in this locality. Object to the demolition of existing garages/outbuildings as the vernacular materials and style of the outbuildings are a character asset on the streetscape. However: I appreciate the need to alter the vehicular access and I would have no objections if the old outbuilding brick were to be used in the proposed garage construction; especially to roadside and front (door) elevation.

Object to the new vehicular access as this proposed turning head will be disproportionately large for the existing cottage and requiring retaining walls, fill and loss of shrubbery and greenspace within the Conservation Area. The turning head will probably be the most convenient place to park, resulting in the outlook from neighbouring properties being a Carpark, rather than a Cottage Garden. I would have no objection to the idea were it to be reduced in size; projecting no further than the existing conservatory and leaving the existing hedge and shrubbery undisturbed. The demolition of the existing outbuildings alone will improve the turning area.

Old brick from outbuildings should be incorporated to face door and street-side views, garage doors etc. should be painted in dark/muted/traditional colour: black, brown or green (as presently existing on outbuildings).

As neighbours to this property, we request an Engineers Report showing x-sections of site and description of how Grove Cottage intends to stabilise the ground. We also request a Party Wall Agreement.

Grove Cottage is a small cottage on a large property, and can sustain a thoughtful extension. We would support the application if building works incorporate the above changes.

Nigel Sutterby, The Manse, Fylingthorpe - Some major issues remain unaddressed.

In our letter of June 18, 2019, I requested an engineering survey as the property is very hilled/angled from road to the beck on the north side boundary of the property. The extension, new driveway and garage will all impact neighbours on both sides, much more significantly Becksides Cottage to the west, whose stairs lead to their cottage along the boundary with Grove Cottage.

Whilst the new garage has been reduced in size it is still intended to be made of stone, to match the house, rather than brick, from which the existing garages are built.

Of particular concern is the scale of the driveway. The driveway “turning head” plan remains 7m alongside the new cottage addition, and will significantly impact the cottage garden. This proposed driveway is disproportionately large for the existing cottage, and into the sloping garden. This will require retaining walls, fill and loss of shrubbery and greenspace within the Conservation Area. It would also give us a view of a parking lot, rather than the greenspace.

The visibility splay from the property remains the same as existing, but the perpetual car parking by home owners on Thorpe Bank opposite has not been taken into consideration.

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Moving the driveway a few yards will not significantly create safer access, but is only required to facilitate the proposed extension.

As stated by the applicants, a 2 car garage presently exists; and the proposed works will be quite major & disruptive to the ambience of a cottage garden within a Conservation Area.

Background

Grove Cottage is a semi-detached property located halfway up Sled Gates within Fylingthorpe Conservation Area. Planning permission is sought for the alteration and construction of a two storey extension, double garage and vehicular access following the demolition of an existing side extension with large chimney and outbuildings. It is also proposed to demolish the existing boundary an existing boundary wall and rebuild it at a lower height with the access point moved.

The side extension will accommodate an open plan kitchen/dining room at ground level and an additional bedroom and ensuite on the first and secondary floor. A stone two bay garage is proposed at the side of the property set behind the rebuilt boundary wall.

Main Issues

Policy Background

The main planning policies of consideration are Development Policy 4 and Development Policy 19.

Development Policy 4 of the NYM Local Development Framework 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.

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.



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Material Considerations

Grove Cottage is an example of a traditional multi - phased building which is situated facing onto the highway, and is set behind a small forecourt area. Although a stone-built property, the principal façade has been refaced in brick (now painted). The building is of modest scale with typical vernacular architectural details. The Conservation Area is characterised by a number of high quality vernacular buildings, and in particular stone-built cottages and houses facing onto the highway, each set back from the pavement edge with a small front garden. The arrangement of these buildings and their character is an important part of the distinctiveness of the Conservation Area.

The Authority's Building Conservation Officer has been consulted on this application and whilst they accept the principle of an extension, concerns were raised surrounding the proposal to render the brick façade of the host property. Furthermore, they were not supportive of proposals to have two first floor windows in the principal façade of the new extension as it was felt this would not be sympathetic to historical patterns of fenestration and would draw the eye away from historic building fabric to the new extension in a way in which is not desirable. Objections were also raised at the proposal to insert uPVC windows and to demolish the existing outbuildings, which are of traditional construction.

The Parish Council have expressed concerns regarding the rendering of the property, the demolition of the wall and the vehicular turning within the site.

A neighbour objection has also been received which reiterates the above concerns in that the rendering is not atypical in this locality and the outbuildings add to the streetscape and their removal will be missed. The proposed turning head was also considered to be too large and unnecessary.

Consequently, revised plans have been submitted, omitting the rendering, reducing the size of the garage to a double garage and re-instating a wall at the front of the site.

The Authority's ecologist has commented on this application to highlight that Thorpe Beck is less than 25 metres away and therefore there is potential for sediment produced from the building work to be washed into the beck during high rainfall events. In view of this, a condition has been recommended requiring measures (such as sediment traps) to be used whilst building work is underway to capture sediments and prevent them getting washed into the beck.

Conclusion

It is considered that the revised scheme with improved window design, reduced garaging, omission of rendering and re-building of the front boundary wall would not have a detrimental impact on the character of the Conservation Area or neighbouring amenity and consequently approval is recommended.

Pre-commencement Conditions

N/A

Contribution to Management Plan Objectives

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Approval is considered likely to help meet Policy C10 which seeks to ensure all development will be of high quality design and conserve and enhance the built heritage.

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 recommended changes to the proposal including omission or rendering, use of timber window frames and changes to wall, garage and access details, so as to deliver sustainable development.