

North York Moors National Park Authority

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

Application No. NYM/2019/0493/FL

Proposal: installation of replacement uPVC windows and doors

Location: 88 Staithes Lane
Staithes

Decision Date: 16 September 2019
Extended to:

Consultations

Parish – No objection – 5 August 2019

Site Notice/Advertisement Expiry Date – 22 August 2019

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

- 1 Standard Three Year Commencement Date
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 2 Strict Accordance With the Plans/Specifications or Minor Variations
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.

Informative

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com

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.

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Background

Planning permission was granted in 1996 for the erection of 8 dwellings of modern brick construction. 88 Staithes lane is one of the 8 modern built houses in this row.

This application seeks permission for the replacement of the existing timber windows and doors with uPVC units.

The property is located outside of the Staithes Conservation Area and therefore not affected by an Article 4 Direction. The proposed development requires planning permission due to a condition on the original approval that stipulated the use of timber units.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application are DP3 and DP19.

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.

Development Policy 19 of the NYM Local Development Framework states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the landscape character and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape. It advises that annexe accommodation should be provided through either extensions to the existing dwelling or through the conversion of outbuildings.

The property is one of 8 modern build dwellings located at the top of the bank in Staithes. Many of these 8 houses have already replaced the original timber windows and doors with uPVC units and therefore the replacements at 88 Staithes Lane will be in keeping with the immediate surroundings. The introduction of uPVC is not considered to have a harmful impact on the host building or the surrounding area.

Considering the above, the application is recommended for approval.

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.