

North York Moors National Park Authority

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

Application No. NYM/2019/0496/FL

Proposal: insertion of dropped kerb and demolition of wall to allow off street parking

Location: 40 Main Road
Aislaby

Decision Date: 19 September 2019
Extended to:

Consultations

Parish – No objections – 3 September 2019

Highways – No objection with conditions – 21 August 2019

Third Party – Mrs Philippa McAuley of 44 Main Road, Aislaby, Whitby, YO21 1SW – 23 August 2019

Site Notice/Advertisement Expiry Date –

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 Conservation Area due to its prominent location and is contrary to Development Policy 3 and 4 and Core Policy G 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

40 Main Road Aislaby is a traditional mid-terraced 1½ storey stone and pantile property located within the centre of the village and the Conservation Area (a designated heritage asset). The property, like many others in the village, is set back from the highway and bounded by an attractive stone wall which is a prevailing streetscape feature seen throughout the Conservation Area.

This application seeks permission for the insertion of a dropped kerb and the demolition of the exiting wall to allow for off street parking for the property.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application are Development Policies 3 and 4 and Core Policy G.

Core Policy G of the Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

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 4 of the 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.

The Authority's Building Conservation team have objected to the proposed development on the following grounds:

It is considered that the creation of a parking area in the front garden and loss of the attractive boundary wall would destroy the simple form of the existing streetscape character and would appear visually obtrusive, breaking the continuity of the frontage of the terrace.

This harm is highlighted by works carried out to the neighbouring property which was done prior to the introduction of the Article 4 Direction in 2006 and therefore not requiring planning permission at the time. As such, in accordance with the Act and the NPPF the proposed development would not be considered to make a positive contribution to the local character and distinctiveness of the Conservation Area and therefore any harm should require clear and convincing justification and be weighed against public benefits.

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The retention of a small amount of wall to either side and the use of natural stone paving is not considered to be adequate mitigation against the loss of the wall and the harm this would have to the character of the Conservation Area.

The proposed development fails to adhere to the Authority's adopted policies that are in place to ensure that local assets which contribute towards the wider landscape and the character and setting of Conservation Areas are either preserved or enhanced. The loss of the wall would ultimately result in a significant loss of character and would cause unreasonable harm to the Conservation Area; therefore, 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.