

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2019/0476/FL

Proposal: construction of replacement single storey rear extension, alterations to windows and erection of Motorcycle store with terrace above

Location: 12 Hermitage Way, Eskdaleside, Sleights

Decision Date: 10 September 2019

Extended to:

Consultations

Parish – No objections

Site Notice Expiry Date – 29 August 2019

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 Documentation Submitted or Minor Variations - Document No.s Specified
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Planning Drawings	SG2019 Rev A	3 July 2019

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- 3 Stonework and Roofing Tiles to Match
All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
- 4 No work shall commence to clear the site in preparation for the construction of motorcycle garage hereby approved until full details of the proposed boundary treatment to the site, including the size and species of any hedging, the materials to be utilised to any walls or fences and the timetable to implement the proposed works, shall be submitted to and approved in writing by the Local Planning Authority. The site boundary works shall then be implemented in accordance with the approved details. The boundary treatment shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

Application Number: NYM/2019/0476/FL

Informatives

1	<p>Bats</p> <p>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.</p>
---	--

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.
4. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.



Application Number: NYM/2019/0476/FL

Background

12 Hermitage Way occupies a split level plot towards the entrance to Hermitage Way, Sleights. The property is set into the rising land and is two storeys to the front, with a single garage incorporated under a bungalow style house above. To the rear the property is just single storey and has an existing conservatory. The property is of simple ridge and gable design, constructed of bradstone under a pantile roof. It is similar to others on the estate which is accessed off Eskdaleside to the west of the village of Sleights. The property is set within a generous plot with front and rear. All residential accommodation is provided on one level with pedestrian access off Hermitage way leading up a number of steps up to the front door.

This application seeks full planning permission for the construction of a rear extension to replace the existing conservatory to provide a flat roofed dining room. The extension extends 4 metres from the rear of the property and has a similar footprint to the existing structure. Also proposed under the application is the construction of a motorcycle garage along the boundary with the neighbouring property. This element will involve excavation of the raised land along the neighbour's boundary, down to the same level as the neighbouring garden and the construction of a flat roofed store on the boundary. The area above the store will be landscaped and used as part of the patio area to the rear of the property.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policies 3 (Design) and 19 (Householder Development).

DP3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, orientation, layout and density of development preserves or enhances views into and out of the site and that the scale, height, massing, materials and design are compatible with surrounding buildings and do not have an adverse effect upon the amenities of adjoining occupiers. DP3 also requires a high standard of design detailing which complements the local vernacular (whether it is traditional or contemporary) and which takes into account the safety, security and access needs for all potential users of the development whilst incorporating good quality sustainable design and a satisfactory landscaping scheme.

Development Policy 19 is supportive of proposals for development within the domestic curtilage provided that it does not detract from the character and form of the original dwelling or its setting and it would not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

The proposed extension is relatively small scale, replacing an existing conservatory with something of a similar footprint which does not have any additional adverse impact on the neighbouring property. The store to the side/rear of the property is considered to be acceptable and makes good use of an area which is presently under used. The possibility of the creation of an area of patio above the motorcycle garage will create the ability of the applicant to stand at a high level right on the neighbour's boundary. Whilst this is an open boundary at present, the accessibility into this area will be formalised through the creation of an area of patio, however the level of overlooking will be similar to as it is at present. The plans do not show the boundary fence on the proposed front elevation and therefore this is read as though it is a similar location as at present, however a boundary treatment

Application Number: NYM/2019/0476/FL

condition has been imposed to clarify this matter. Whilst there is considered to be some impact on the neighbouring property with regard to this element, no comments have been raised by them or the Parish Council. The applicant indicated during the site visit that their neighbour is happy with the proposal and has requested that some laylandiis on their boundary were removed whilst the works were taking place.

Having taken the above comments into account, it is considered that the proposed works would accord with the requirements of Development Policies 19 and 3 of the NYM Local Development Framework and therefore approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.