

North York Moors National Park Authority

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

Application No. NYM/2019/0562/NM

Proposal: non material amendment to planning approval NYM/2019/0156/FL to allow the change in material of the balustrade

**Location: Overdale (now Honeybee House)
Egton**

**Decision Date: 16 September 2019
Extended to:**

Consultations

Parish -

Site Notice/Advertisement Expiry Date –

Others -

Director of Planning's Recommendation

Reason(s) for Refusal

- | | |
|---|---|
| 1 | The Local Planning Authority considers that the proposed introduction of glazed panelling on the rear balcony to replace the originally approved painted metal balustrading would materially affect the character and appearance of the development. Consequently the amendments proposed do not constitute a non-material amendment and can only be determined through the consideration of a full planning application. |
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Background

Overdale is a modest detached rendered bungalow with a pantile roof situated behind a well-established hedge fronting High Street on the eastern outskirts of Egton village. The property is set within a moderately sized curtilage and is surrounded by open fields (pasture). To the west, there is a field separating the property from the main built up part of the village and on the opposite side of the road is a farmstead. Otherwise, to the south and east, the land is very open with no immediate neighbours. There is vehicular access to the property providing 1 parking space with a single garage attached to the bungalow.

Planning permission was granted in 2019 (NYM/2019/0156/FL) for the construction of dormer window and creation of a balcony, together with the external cladding of the dwelling.

This current application for a non-material amendment seeks consent to alter the design details by introducing glazed panelling to the rear balcony to replace the originally approved painted metal balustrading.

Main Issues

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.

The proposed alterations to the previously approved details would result in design changes which would materially affect the overall character of the development and would introduce design details which are not compatible with the design detailing which characterises Egton.

Concerns were raised surrounding the construction of the balcony in the initial application in respect of the use of the existing flat roof area as a balcony as large balconies are typically resisted. Therefore, materials used in the construction of the balcony should be given careful consideration; in this instance traditional approaches would be favourable.

Consequently it is considered that the alterations proposed constitute a material amendment to the approved scheme which should be fully considered through the planning application process.
