

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Newby and Scalby

Application No. NYM/2019/0620/NM

Proposal: Non-material amendment to planning approval NYM/2018/0213/FL to allow a change in the cladding material from corten sheet to cedar boarding, additional areas of cedar cladding, the addition of a flue to the west elevation and alterations to the fenestration to the south and west elevations

Location: South Beck Cottage, Hackness Road, Scalby

Decision Date: 02 October 2019

Consultations

Parish – No objections.

Highways -

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	<p>The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the change in the cladding material from corten sheet to cedar boarding, additional areas of cedar cladding, the addition of a flue to the west elevation and alterations to the fenestration to the south and west elevations as shown on the following document(s):</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Drawings</td><td>1329_AR50_01_J</td><td>4 Sep 2019</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2018/0213/FL</p>	Document Description	Document No.	Date Received	Proposed Drawings	1329_AR50_01_J	4 Sep 2019
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Reason(s) for Condition(s)

1.	<p>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.</p>
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Background

South Beck Cottage is a modern detached two-storey property built of facing bricks under a clay pantile roof with dark brown stained timber windows. It occupies a secluded position at the end of a shared private drive just north of the village of Scalby, overlooking the golf course to the North with extensive gardens to the South. There are neighbouring residential properties situated to the East and West of the property, both within substantial grounds and also of individual design rather than being of the traditional local vernacular. The property is rectangular in its footprint with a two-storey wing to either side which splays to the rear where there is a large conservatory linking the two wings.

Planning permission was granted in June 2018 for a two-storey curved extension to the front elevation to create a hall and staircase which would enable the rearrangement of the internal accommodation which is at present feels awkward and cramped with a series of linked rooms and corridors rather than the open plan accommodation the applicant seeks. The extension was to be clad in corten steel with anodised aluminium framed picture windows to match. Consent was also given to render the property to not only complement the corten steel but also cover the mix of brickwork, and also replace the existing multi-paned timber windows to the front elevation in matching anodised aluminium frames to reflect the contemporary nature and design of the front extension. The replacement of the rear conservatory with a flat sedum-roofed extension between the rear two wings was also given consent.

This application for a non-material amendment seeks consent to replace the approved corten steel cladding with cedar boarding, along with additional areas of cedar cladding to conceal existing rainwater and waste pipes, the addition of a flue to the west elevation and alterations to the approved fenestration.

Main Issues

The relevant policies of the Core Strategy and Development Policies Document are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

The principle of development has been established by the previous grant of planning permission for extensions and alterations to the property. The proposed non-material minor amendments are considered to retain the contemporary form and design of the approved scheme and improve the overall character and appearance of this property from one of little architectural merit to one of greater design interest to the benefit of the built environment of the National Park.

The amendments to the approved plans will not result in any overlooking of the neighbouring properties nor cause any overshadowing and as such there will be no adverse impact on the residential amenity of neighbouring occupiers.

In view of the above it is considered that the proposals accord with Development Policies 3 and 19 of the Core Strategy and Development Policies Document and approval is recommended.

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Draft Local Plan

The amendments are considered to accord with Policy CO17 of the emerging Local Plan.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.