

North York Moors National Park Authority

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

Application No. NYM/2019/0629/NM

Proposal: NMA to planning approval 19/0230/FL for change in design to fenestration and doors, installation of additional rooflight and alteration to rooflights

Location: Brickyard Cottage (formerly Rock Head), Robin Hood Road, Ravenscar

Decision Date: 11 October 2019

Extended to:

Consultations

Parish - Object to this application on the grounds that the flue protruding from the roof is not in keeping with the original building. Out of respect for the age of the building a chimney would be preferred. Also concerns have been raised over the size of the gable end window.

Site Notice/Advertisement Expiry Date – N/A

Director of Planning's Recommendation

Approval subject to the following condition(s):

- 1 The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the change in design of fenestration and doors, installation of one additional roof light and change in size of previously approved roof lights (and not including flue and external lights) as shown on the following document(s):

Document Description	Document No.	Date Received
Proposed elevations	PO5 01 Rev B (as amended by email from Cheryl Ward dated 30/9/2019	12/9/2019 & 30/9/2019

The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2019/0230/FL

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Background

Brickyard Cottage is a traditional stone and pantile property located in an isolated position on the western edge of Ravenscar.

Planning permission was granted earlier in 2019 for a number of alterations to the dwelling comprising linear single storey extension, replacement of front lean to extensions, and existing poor quality dormer window with extensions and roof lights.

This non-material amendment application seeks permission to install an additional roof light, reduce the size of two rooflights and amend the door design on the rear elevation (C). It is also proposed to amend the glazing bar pattern of windows in the front elevation (A).

The Parish Council has raised concerns about replacement of the traditional chimney with a flue and the size of the gable end window.

The flue has consequently been removed from the application and the window on the gable has not been proposed to be amended from the original scheme.

Main Issues

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 19 of the Local Development Framework states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers and that annex accommodation is ancillary to the main dwelling.

The principal of the development of this site has already been accepted and the proposed changes to the windows and doors would not have a detrimental impact on the character and design of the property or its setting.

In view of the above, approval is recommended.