

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2019/0567/FL

Proposal: construction of balcony together with installation of doors to replace existing window

Location: 1 Hermitage Way, Sleights

Decision Date: 10 October 2019

Extended to:

Consultations

Parish – No objection – 3 September 2019

Site Notice/Advertisement Expiry Date – 13 September 2019

Others -

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. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan and Site Plan	D11490-01 Rev C	23 September 2019
Proposed Floor Plans Option B	D11490-07 Rev G	23 September 2019
Proposed Elevations Option B	D11490-08 Rev I	23 September 2019

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

Informatives

1. Bats
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.

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.



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Background

1 Hermitage way occupies a split level, corner plot site at the western end of Hermitage Way. Being the first property seen on the approach to Hermitage Way, and occupying a raised site, it is a relatively prominent dwelling in terms of its setting. 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 gardens with an integral double garage at lower ground floor level. 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.

The existing dwelling is rectangular on plan but there is a small lean-to porch on the side (west) elevation and a slightly larger porch on the front (south) elevation which again is of lean-to design but interrupts the roofslope.

Previous application NYM/2019/0036/FL granted permission for the construction of an enlarged front porch/extension in a contemporary style together with removal of the existing side porch.

This application seeks permission for the construction of a balcony on the north elevation together with the replacement of existing window with French doors.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application are Development Policy 3 and Development Policy 19.

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 19 of the NYM Local Development Framework states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the landscape character and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

Initial plans submitted to the Authority with the application detailed a balcony that extended just beyond the Kitchen/dining room window. It was considered that this proposal would have a negative impact on the neighbouring properties private amenities and as such amended plans were requested to reduce the length of the balcony to stop short of the kitchen/dining window.

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Amended plans were received that reflected the amendment requested and as a result the proposed development is considered to adhere to development policies 3 and 19.

Considering the above, the application is recommended for approval.

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 recommended changes to the proposal including the reduction in length of the proposed balcony, so as to deliver sustainable development.