

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Sneaton	App No. NYM/2019/0343/FL
Proposal: construction of 1 no. local occupancy dwelling with associated driveway and amenity space	
Location: land adjacent 2 Beacon Way, Sneaton,	
Applicant: Mr Ian Pyman, 2 Beacon Way, Sneaton, Whitby, YO22 5HR	
Agent: BHD Partnership, Airy Hill Manor, Whitby, North Yorkshire, YO21 1QB	
Date for Decision: 21 August 2019	
Grid Ref: 489227 507760	

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No's Specified
3. RSU013 Occupancy in Accordance with NYM Core Policy J
4. WPDR01 Withdrawal of all PD Parts 1 & 2 and 14 Classes A to I
5. MATS06 Stone Panel
6. MATS15 Natural Clay Pantiles to be Used
7. MATS33 Doors - Finish to be Agreed
8. LNDS00 Prior to the first occupation of the development hereby permitted full details of the proposed boundary treatment and hard surfacing 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 and hard surfacing shall then be implemented in accordance with the approved details. The boundary treatment and hard surfacing shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
9. HWAY15 Parking Spaces to Remain Available for Vehicle Parking
10. DRGE00 The site shall be developed with separate systems of drainage for foul and surface water on and off the site.
11. DRGE00 No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:
 1. Evidence that other means of surface water drainage have been property considered and why they have been discounted;
 2. The means by which the discharge rate shall be restricted to a maximum rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker.

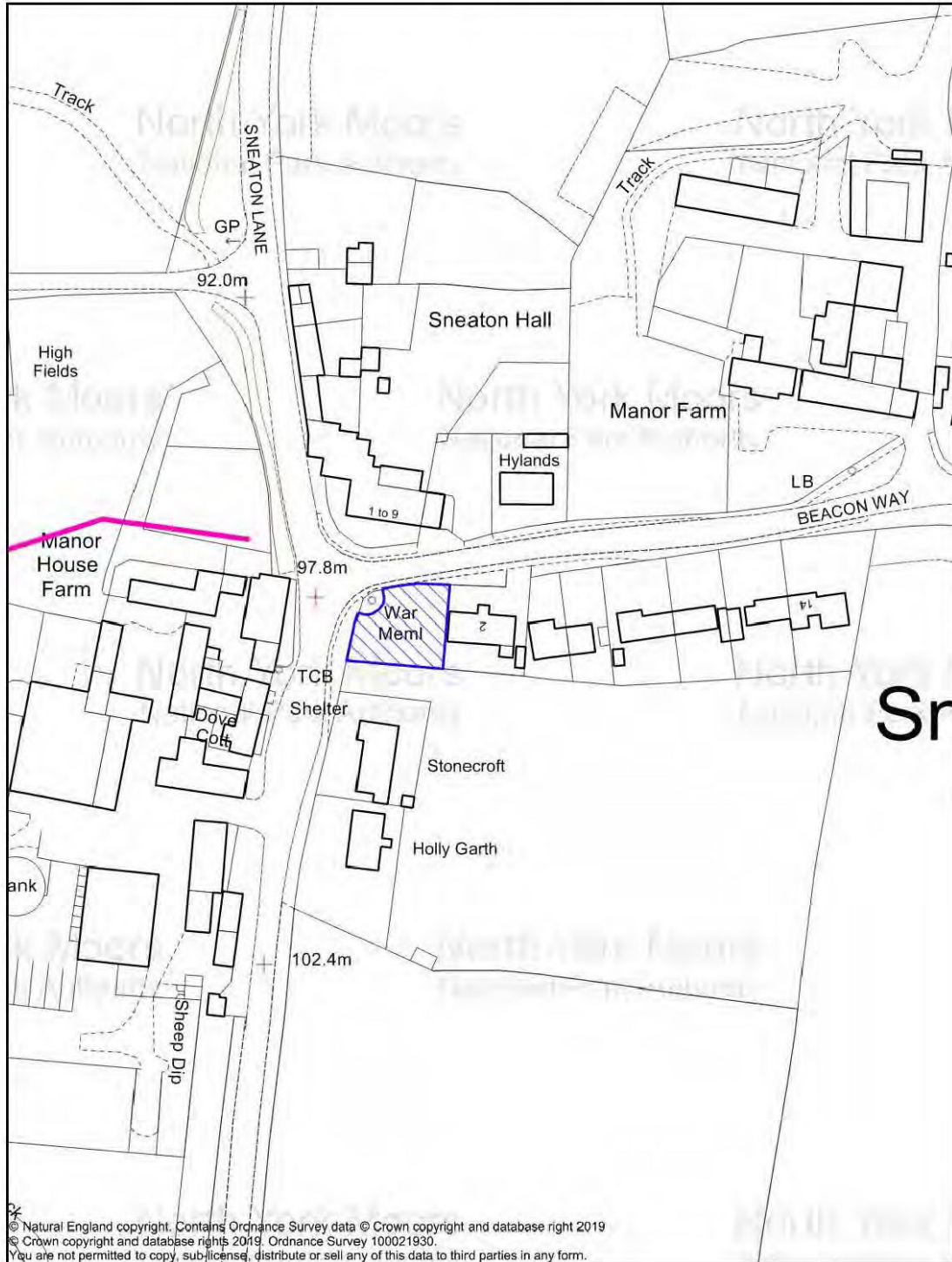
The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.



North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley YO62 5BP
01439 772700

Application Number: NYM/2019/0343/FL

Scale: 1:1250



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Consultations

Parish – Original plans – Make the following comments:

1. Proposed development is too large for the plot of land being used.
2. Brings the development too close to Sneaton War Memorial and other boundary walls.
3. Ridge height is too high for existing properties being 2-8 metres higher making it out of keeping for its position.
4. A smaller cottage/bungalow type dwelling would be more appropriate.

Highways – Original plans – Given that there is restricted visibility in both directions along the B class road (Sneaton Lane) which is subject to a de-restricted national speed limit, and the access is adjacent to an existing road junction, it is considered that there is a requirement for on-site turning and parking provision allied to this development in order to minimise vehicles reversing out into the highway.

Environmental Health Officer – No objections.

Yorkshire Water – Recommend conditional approval.

Police (Traffic) –

Site Notice Expiry Date – 31 July 2019

Others – Michael Stainthorpe, Stone Croft, Sneaton – Objects to the original plans for the following reasons:

- It is situated directly next to the war memorial;
- The design is not in keeping with rest of the village;
- The dwelling is far too big for the allocated space;
- The rear balcony will overlook my property;
- The driveway would be too close to the junction of Beacon Way;
- The footprint is not in line with either adjoining property.

Background

This application relates to the side garden of a sizeable detached dormer bungalow situated on the south side of Beacon Way close to its junction with Sneaton Lane. Planning permission is sought for the erection of a detached local needs dwelling on the garden utilising the existing vehicle access from Sneaton Lane which was recently given approval as a second access point to the host property.

The proposed dwelling as originally submitted provided for a three bedroom dormer bungalow with large glazed Juliet balconies to the front elevation and set close to the war memorial. However amended plans have since been received reducing the size of the proposed dwelling, omitting the dormer windows and setting the property further back into the plot away from the war memorial.

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Main Issues**Policy**

The relevant policies of the adopted Core Strategy and Development Policies Document are considered to be Core Policy J (Housing) and Development Policy 3 (Design).

Sneaton is identified in the Settlement Hierarchy of the Core Strategy and Development Policies Document as an 'Other Village' where opportunities for new housing to meet an identified local need to live in the Parish are supported in principle. However Core Policy J only supports the development of local needs housing infill plots or as the conversion of an existing building with the main built up area of the village. An infill plot is defined as 'a small gap within a continuously built up frontage within the main built up area of the settlement, which can accommodate no more than one dwelling'.

Core Policy J does not support speculative housing development within the National Park other than in the Local Service Centre of Helmsley and the identified Service Villages. Therefore in support of any proposed housing development applicants are required to identify the proposed occupants, demonstrate that their needs for the proposed dwelling are genuine, that the proposal represents the most practical and sustainable solution to meet their housing needs and why the existing housing stock cannot meet those needs.

Development Policy 3 requires development to maintain and enhance the distinctive character of the National Park. The siting, orientation, layout and density of development should preserve or enhance space about and between buildings and other features that contributes to the character and quality of the environment whilst the scale, height, massing, proportion, form, size, materials and design features of the development should be compatible with surrounding buildings.

Principle

The side garden to 2 Beacon Way is considered to form an infill plot for the purposes of Core Policy J, lying between the applicants own property to the east and the remainder of the village and Stonecroft to the south. In addition the applicants have demonstrated that they, as intended occupants, would satisfy the local occupancy condition and that the proposed dwelling would meet their needs to downsize. As such the development of this site for a single local needs dwelling is acceptable in principle.

Siting and Design

As originally submitted the application proposed a large three bedroomed dormer bungalow with balconied windows to the front elevation and set close to the site frontage with Beacon Way and consequently the war memorial. This was considered to be a cramped, overdevelopment of the site, with very little private amenity space or vehicle parking and turning areas. It was also considered to result in direct overlooking of the host property. As such following a request from Officers, the siting, scale, massing and design detailing of the proposed dwelling has since been amended. The dwelling has been reduced in size (from a footprint of approximately 105 m² to 80 m²) and height, set further back into the plot and designed to be more in keeping with the surrounding development. The revised scheme is considered to preserve the setting of the war memorial which, although not a listed structure is a focal point and feature of the village and provides a form of development which would sit comfortably on this relatively small plot at the entrance to the village. The large dormer windows of the original scheme have been omitted in favour of gable windows and discrete rooflight.

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Main Issues continued

The ridge height of the proposed dwelling would be approximately 1.5 metres higher than the host property but approximately 1.3 metres lower than Stonecroft to the south, following the natural rise on ground levels. As the proposed dwelling would be set back from the Beacon Way frontage more so than the host property it is considered that it would not dominate the street scene or appear unduly high in this location.

Residential Amenity

The revised design of the proposed dwelling has omitted the first floor windows in the east elevation which would have overlooked the host property and its garden. The first floor window in the south elevation remains but given the distance between this and the property, Stonecroft, to the south (approximately 15 metres) it is not considered that this would cause undue overlooking which might give rise to a significant loss of amenity o those occupants.

Conclusion

It is considered that the development of the side garden to 2 Beacon Way for a modest local needs dwelling accords with Core Policy J and Development Policy 3 of the adopted Core Strategy and Development Policies Document. The proposal provides for a modest two bedroom dwelling in keeping with the surrounding development which would be set back so as to preserve the setting of the war memorial, a feature of the village. As such approval is recommended.

Draft Local Plan

Policy CO8 of the emerging Local Plan supports local needs and affordable housing in the smaller villages within the National Park, of which Sneaton is one, where the internal floor area does not exceed 93 m². This policy can only be given limited weight however the proposal is considered to comply with it.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy C10 which seeks to ensure all new housing developments is of a high quality design.

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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.