

# North York Moors National Park Authority

Borough: Scarborough Borough Council (North)  
Parish: Newby and Scalby

Application No. NYM/2019/0580/FL

**Proposal:** construction of single storey side extension

**Location:** 113 Hackness Road, Scalby

**Decision Date:** 11 October 2019

## Consultations

**Parish** - No objection

**Site Notice Expiry Date** - 17 September 2019.

## Director of Planning's Recommendation

**Approval** subject to the following conditions:

- Standard Three Year Commencement Date**  
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- Strict Accordance With the Plans/Specifications or Minor Variations**  
The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
- Brickwork and Roofing Tiles to Match**  
The brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.

## Informative

1	<b>Bats</b> 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.
---	---

## Reasons for Conditions

- To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 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.
- For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

---

**Application Number: NYM/2019/0580/FL**

---



---

**Application Number: NYM/2019/0580/FL**

---

**Background**

113 Hackness Road is a relatively modern brick and pantile detached bungalow which is set back from the Scalby-Newby road to the south of the village of Scalby. The property is located in the centre of a large plot which is well screened from the road and neighbouring properties by a substantial and mature hedge. Planning permission was granted earlier in the year for the construction of a porch together with a garden room extension to the rear (following the demolition of the existing conservatory).

This application seeks full planning permission for the construction of a modest single storey side extension to provide en-suite facilities. The proposed extension measures approximately 4.5 metres by 2.55 metres, has a matching eaves height of 2.8 metres and an overall ridge height of 4.1 metres. The extension would be 1metre lower than the roof of the main dwelling and would be set back from the front elevation by approximately 3.7 metres.

**Main Issues**

The relevant Local Planning Policies contained within the NYM Corse Strategy and Development Policies Document (CSDPD) to this application are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

These policies collectively seek to ensure that development maintains and enhances the special character of the National Park; is sympathetic to the character and appearance of the host dwelling and; should not have an adverse effect upon the amenities of neighbours. This is to be achieved through careful siting, high quality design and appropriate scale, mass and materials.

The proposed extension is considered to be of a scale and design which is compatible with the host property due to its modest proportions and simple design. Although the proposal will bring the built form closer to the boundary with the neighbouring property, it is not expected to result in any loss of amenity due to its small size and absence of windows on the side elevation.

The Parish Council has no objection to the proposal and no other representations have been received.

In view of the above, the proposal is considered to comply with the above policy requirements and approval is recommended.

**Draft Local Plan**

Policies CO17 (Householder Development) has very similar requirements to the current DP19 in terms of scale, height, design and general amenity considerations however, in order to achieve a subservient extension, the policy requires that the new development does not increase habitable floorspace by more than 30%. In this case the extension is less than 30% of the original floorspace (i.e. prior to the implementation of the extension approved under reference NYM/2019/0205/FL) and therefore, is in compliance with the relevant draft Local Plan Policy.

**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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.