

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2019/0500/FL

Proposal: construction of dormer window to front elevation

Location: Bedeburne, High Hawsker

Decision Date: 19 September 2019

Consultations

Parish - Object. The Council feel that the window is not in line with other houses on the road.

Amended Plans - The Council feel that the amendments still do not reflect the dormer style of neighbouring properties and would like it to be in keeping with the street.

Fylingdales Village Trust -

Site Notice Expiry Date - 30 August 2019.

Director of Planning's Recommendation

Approval subject to the following conditions:

1. The development shall be commenced within six months and completed within 12 months of the date of this permission.
2. **Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified**
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	N/A	25 July 2019
Front Elevation of Bedeburn	N/A	09 September 2019
Revised Plan of Dormer Window	N/A	09 September 2019

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. **Roof Tiles to Match Existing**
The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
4. The cladding of the dormer cheeks shall be either of traditional lead covering or shall be coloured dark brown, unless otherwise agreed in writing with the Local Planning Authority.

Informative

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.
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Reasons for Conditions

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.
- 3 & 4. 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.





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Background

Bedeburn is a traditional mid-terrace cottage located in the centre of High Hawsker, close to the central road junction where Back Lane meets the B1447. The property is located on the western side of the road and is constructed of mixed materials, having a natural stone ground floor with first floor constructed of brick, under a pantile roof. The property is not listed and is not within a conservation area.

This application seeks full retrospective planning permission for the construction of a dormer window to the front elevation. The dormer window has been completed without planning permission and is a large, flat roof box dormer projecting some 1.2m from the ridge, 1.5 metres wide (a three-sash uPVC casement window) with white uPVC clad sides.

Officers sought amendments to the scheme in order to achieve a design which was more in-keeping with the small two-sash dormer at the neighbouring property (for which planning permission was granted in 2003, following a refused scheme for a larger three-sash box dormer). The applicant has submitted amended plans to reflect officer's requests and the dormer measurements are now 1.05m wide and .9m high windows, incorporating a catslide roof rather than flat roof. The amended plans also confirm that the sides will be clad with a brown material rather than white.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policies 3 (Design) and 19 (Householder Development) together with the advice contained within Part 2 of the adopted Design Guide.

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.

Part 2 of the Authority's adopted Design Guide recognises that dormer windows are a traditional feature in several parts of the National Park but the detailing varies within and between settlements. However, in general, traditional small scale dormers which are well related to the size, position and glazing pattern of existing windows beneath may be acceptable. Large flat-roof box dormers and dormers incorporating balconies are considered to be inappropriate due to their respective impact on the host dwelling and impact on amenity. The use of dormers on the front elevation will generally be inappropriate unless the street or local area is characterised by existing dormers.

As originally submitted, the flat roof box dormer in the front elevation was not considered to be acceptable. The dormer was of excessive size in relation to the host property and the large 3-sash window fails to respect the existing window sizes below, resulting in a top-heavy appearance. The flat roof design is contrary to the advice contained within the design guide and the white uPVC cladding is not in-keeping with the surrounding area; the majority of existing dormers have traditional leaded cheeks or dark stained timber cladding which helps them to blend with the roofslope.

In view of the planning history associated with the immediate neighbour; Myrtle Cottage, where a planning application for a flat roof dormer (of near identical design and proportion to the structure inserted at Bedeburn) was refused by Planning Committee in 2003

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(NYM/2003/0624/FL), amended plans were requested to reflect the revised scheme which was eventually approved for Myrtle Cottage.

The amendments requested have now been received and they reflect all the changes suggested by Officers. Whilst the proposal now addresses Officer concerns, the Parish Council remain of the opinion that the proposal still do not reflect the dormer style of neighbouring properties and would like it to be in keeping with the street.

It is acknowledged that there are a variety of dormers in the front elevation of other properties in the vicinity, many of these are considered to be of a more appropriate size, scale and design in relation to the host properties. In this particular case, Officers consider that the revised details submitted are appropriate for the cottage and relate well to the immediate neighbour which provides the most relevant context for this application. Consequently, Officers consider that the amended details do adequately reflect the dormer style of the neighbouring property and sufficiently similar to other examples by virtue of the catslide design and use of dark cladding. It would not be desirable to imitate the remaining examples of dormer windows in the locality which tend to be large, bulky flat-roof structures.

On balance, the revised application is considered acceptable and for the reasons set out above, the proposal is considered to be sufficiently similar to the dormer style of neighbouring properties as requested by the Parish Council, despite their objection. As the matter has been brought to the attention of Officers through the enforcement system and consequently, it is recommended that a condition which specifies the completion date is included.

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 and therefore, the proposal is considered 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 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.