

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Broxa-Cum-Troutdale

Application No. NYM/2019/0638/FL

Proposal: alterations and construction of single storey extension to create library

Location: Little Hilla Green, Troutdale

Decision Date: 12 November 2019

Extended to:

Consultations

Parish -

Site Notice Expiry Date – 4 November 2019

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 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
Block Plan	1609/05	17 September 2019
Part ground floor as proposed	1609/09	17 September 2019
Part front (north) elevation	1609/10	17 September 2019
Section A-A as proposed	1609/11	17 September 2019

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- 3 Stonework to Match
All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.
- 4 Windows - Match Existing
All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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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.
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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.
3. 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.
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.
5. 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.



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Background

Little Hilla Green is located in an isolated location in the bottom of the valley of Troutsdale. It comprises a residential dwelling with a range of traditional stone and pantile outbuildings.

This application relates to the main house and seeks consent to construct a small single storey front extension in a recessed area between the house and the outbuildings. The extension would be in the form of a bay window with matching stonework and windows with a flat leaded roof with a lantern roof light and it would be just stepped in from the existing front lobby. The extension will form a library area serving the house.

In support of the application the agent has advised that the owners have decided that the original library is too divorced from the main house.

Main Issues

The relevant policies of the Local Development Plan are Development Policy 3 (Design), and Development Policy 19 (Householder Development).

Development Policy 3 seeks to ensure that a high standard of design detailing is used whether traditional or contemporary which reflects or complements that of the local vernacular.

Development Policy 19 supports proposals for annexe accommodation where it would be ancillary to the main dwelling in terms of scale and specification.

The proposal would result in a very modest extension to the property, and whilst on the front elevation, it would be set well back from the frontage and would not have a detrimental impact on the character of the building.

In view of the above it is considered that the proposal accords with Development Policies 3 and 19 of the Core Strategy and Development Policies Document and approval is recommended.

Draft Local Plan

Draft Policy CO17 relates to householder development. This Policy differs from the existing adopted Local Development Plan, in that it seeks to restrict the amount of extensions that can be built. However, this Policy has received objections and cannot be given any weight in considering this application.

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (No Amendments Required)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.