

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Aislaby

Application No. NYM/2019/0783/NM

Proposal: Non material amendment to planning approval NYM/2018/0720/FL to allow alterations to fenestration

**Location: 76 Main Road
Aislaby**

**Decision Date: 16 December 2019
Extended to:**

Consultations

Parish -

Site Notice/Advertisement Expiry Date – N/A

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

- 1 Non Material Condition
The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the reduction in width of the 3 no. windows on the ground floor of the rear elevation as shown on the following documents:

Document Description	Document No.	Date Received
Rear Elevation MIN Masonry Dimensions	3.632-sk.02	12 November 2019

The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2018/0720/FL

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Background

76 Main Road, Aislaby is a detached ex-local Authority property located at the edge of the Aislaby Conservation Area and opposite the Grade II listed Rose Cottage. The gable end of the property faces the highway and is constructed with pebble dashed render and a concrete pantile roof.

Planning permission was granted in March 2019 for the demolition of a timber garage and construction of single storey side and rear extensions together with a replacement porch.

This application seeks to reduce the width of the three ground floor windows on the rear extension from 1.3 metres to 0.9 metres following advice from the applicant's engineer.

Main Issues

Development Policy 3 of the North York Moors Local Development Framework seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site and that a high standard of design detailing is used whether traditional or contemporary.

The principal of the development of this site has already been accepted and as the proposed changes would reduce the size of the fenestrations on the ground floor of the rear extension this proposal is considered to be non-material in scale.

In view of the above, approval is recommended.

Draft Local Plan

Strategic Policy C within the Authority's Draft Local Plan states that proposals should be of a high quality design and make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park Authority Design Guide. Whilst the Draft Local Plan has not yet been adopted weight may be attached to this policy as the Authority's Design Guide is a recognised material consideration.

Pre-commencement Conditions

N/A