

North York Moors National Park Authority

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

Application No. NYM/2019/0708/FL

Proposal: construction of 1 no. dormer window to front elevation

Location: 4 Laburnum Avenue, Robin Hoods Bay

Decision Date: 05 December 2019

Consultations

Parish – Supports this application as it improves the street scene.

Natural England -

Site Notice/Advertisement Expiry Date – 14 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 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.

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.

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Background

This application relates to a semi-detached bungalow situated on the north side of Laburnum Avenue at the top of Robin Hoods Bay, built of reconstituted stone under a concrete interlocking tiled roof.

Planning permission is sought for the construction of a flat roof dormer to the front elevation in order to convert the attic space into an additional bedroom. The dormer would have a flat felted roof and white uPVC cladding to the walls.

Main Issues

The relevant policy of the Core Strategy and Development Policies Document is Development Policy 19 which supports proposals for development within the domestic curtilage of dwellings where its scale, height, form, position and design does not detract from the character and form of the original dwelling or its setting in the landscape and where it does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

The proposed dormer would alter the appearance of the property and dominate the front roof slope which would be regrettable. However the adjoining dwelling already has a small flat roof dormer to the front elevation and the neighbouring property across the drive has a front dormer of a similar design and size to that proposed. As such, given that the proposed dormer would not extend across for the full width of the property and would be in keeping with others in the area, it is considered that the proposal accords with Development Policy 19 and approval is recommended.

Draft Local Plan

Policy CO17 of the emerging Local Plan supports proposals for householder development where the scale, height, form, position and design does not detract from the character and form of the original dwelling or its setting in the landscape and where it does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling. For the reasons given above, it is considered that the proposal complies with this emerging policy.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.