

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Newholm-Cum-Dunsley

Application No. NYM/2019/0776/FL

Proposal: installation of replacement timber window to north elevation

Location: Manor Cottage, Mires Lane, Newholm

Decision Date: 06 January 2020

Extended to:

Consultations

Parish – No objections

Site Notice/Advertisement Expiry Date – 16 December 2019

Others -

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.

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

Manor Cottage is constructed of ashlar stone under a red pantile roof and is located at the edge of the road on a back lane in Newholm.

Planning permission was granted in 1993 for the replacement of 3 no. large velux rooflights on the property's front elevation with 3 no. dormer windows with gabled, pitched headers. The Authority's file states that the rooflights replaced earlier dormers, however there are no details of these on file.

In 2018 planning permission was granted for the construction of a detached garden room with a pitched roof. This application also included the construction of a replacement front porch and alterations to the dormer windows to lower their cill level slightly. Due to the size and location of the proposed porch and the nature of the alterations to the dormer windows, these proposals fell under permitted development.

This proposal seeks to replace a sealed shut timber framed window with obscured glazing, with an opening casement timber framed window with obscured glazing.

Main Issues

Development Policy 3 of the North York Moors National Park Local Development Framework states that a high standard of design detailing should be used, whether traditional or contemporary, which reflects or compliments that of the local vernacular.

Development Policy 19 of the North York Moors National Park Local Development Framework states that proposals for development within the domestic curtilage of dwellings will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where...[the] design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

The proposed replacement window will match the existing window in design and material, with the only variation being that the replacement window will be an opening casement. It is therefore considered that the window will be of an appropriate standard of design and that this proposal will not harm the character, form or setting of the original dwelling. The window in question sits in the northern gable of the property and does not overlook a highway, public right of way or neighbouring property and as such there are no issues concerning overlooking.

In view of the above, it is considered that the proposal would be in accordance with both DP3 and DP19 and approval is recommended.

Draft Local Plan

Policy CO17 states that development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park and will be permitted where the scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape and where the development does not adversely affect the residential amenity of neighbouring occupiers. Whilst the Draft Local Plan has not yet been adopted, weight may be attached to this policy in decision making.

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As established above, the scale and design of the replacement window will match that of the existing and the window in question would not overlook a public right of way, highway or neighbouring property.

Pre-commencement Conditions

N/A

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

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.