

North York Moors National Park Authority

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

Application No. NYM/2019/0757/FL

Proposal: demolition works, alterations and construction of single and two storey extensions together with detached garage

Location: Selcrete Cottage, Guisborough Road, Whitby

Decision Date: 24 December 2019

Extended to:

Consultations

Parish – No response

Highways – No objections providing Condition 6 (Visibility Splays) is adhered to – 19 November 2019

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.
3. **Stonework and Roofing Tiles to Match**
All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
4. **The proposed render hereby permitted shall be coloured cream or stone and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.**

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5. Black Coloured Rainwater Goods
The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. Visibility Splays (inserts)
There shall be no access or egress by any vehicles between the highway and the application site until splays are provided giving clear visibility of 160 metres measured along both channel lines of the major road Guisborough Road from a point measured 2 metres down the centre line of the access road. The eye height will be 1.05 metres and the object height shall be 1.05 metres. Once created, these visibility areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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.
2. Birds
Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England
<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx>. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.

If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.
3. Visibility Splays
In relation to condition 6 an explanation of the terms used above is available from the Highway Authority.

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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 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.
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.
6. In accordance with NYM Development Policy 23 and in the interests of road safety.



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**Background**

Selcrete Cottage forms part of a traditional 19th century stone and pantile building. Originally single storey, the property has undergone numerous unsympathetic alterations since the latter half of the 19th century including the introduction of poorly designed dormer windows and modern extensions. Very little of the original fabric now remains.

This application seeks permission for the demolition of the existing unsympathetic extensions and side garage to allow for the erection of two new extensions; one single storey and one two storey. The application also includes a porch, new dormer windows, rendering on the east facing elevation and the erection of a single garage to the side but set towards the rear of the property. A large glazed gable is also proposed for the rear of the property.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application are Development Policies 3 and 19.

Development Policy 3 of the NYM Local Development Framework affirms that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

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Development Policy 19 of the NYM Local Development Framework states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the landscape character and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

The alterations proposed replace many of the unsympathetic alterations with more appropriate materials and styles. The scheme proposes to remove the existing flat roof dormers on the front and rear, which are not considered to reflect the local vernacular, with more sensitively designed cat slide dormers of the same proportions.

The scheme also includes the removal of the late 20th century side garage for the erection of a gabled side extension with a single window on the front elevation. The extension is to be constructed of traditional local stone to match the original dwellinghouse, with a concrete pantile roof. The ridge height is stepped down slightly from that of the original property as is the eaves height. It is considered that this aspect, along with the dormer windows adhere to the Authority's Adopted Policies and Part 2 of the Authority's Design Guide.

Furthermore, the application includes a replacement porch on the principal elevation of the property. At present there is a modern lean to porch in mock stone; this is to be replaced with a simple gable porch in stone and concrete pantile with a traditional four panelled door and two small windows. It is considered that the replacement porch is more appropriate for the style and form of the original building and as such adheres to Development Policies 3 and 19.

On the rear of the property, the scheme looks to remove a poorly designed 11 paned dormer window from the roofslope to allow for the erection of a projecting gable extension to the rear. This extension is to be constructed of materials to match the existing dwellinghouse and the gable of this extension will have central floor to ridge glazing with stone cheeks. The alterations to the rear will also remove an unsympathetic flat roof extension to allow for the introduction of French doors opening out onto the garden.

A timber clad garage is proposed to be sited in the south west corner of the site, set back a considerable distance from the Guisborough Road. The garage is simple in form and materials and is not seen to detract from the original dwellinghouse.

Overall, it is considered that the proposed scheme adheres to the Authority's Adopted Policies by preserving and enhancing the character of the building and surrounding area and as such the application is recommended for approval.

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.