

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2019/0765/FL

Proposal: alterations, construction of single storey rear extension and 2 no. dormer windows

Location: 72 Iburndale Lane, Sleights

Decision Date: 03 January 2020

Extended to:

Consultations

Parish – No objections – 4 December 2019

Site Notice/Advertisement Expiry Date – 3 December 2019

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. 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. 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.

Informatives

1. 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. The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com

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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.



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Background

72 Iburndale Lane is a relatively modern bungalow of stone and pantile construction. The property sits back from the road behind 70 Iburndale Lane, with access to the site running between number 74 and 70. The dwelling lies adjacent to the boundary of the National Park, is not listed and is not located within a Conservation Area.

The property has had numerous alterations in the past, including a side extension, a conservatory, alterations to the roof pitch and the introduction of Velux windows on the front and rear roofslope.

This application seeks permission for the construction of two dormer windows (one on the front and one on the rear) and a single story extension to the rear. The extension is to be constructing in stone and pantile to match the existing dwellinghouse and will feature two small rooflights on the north and south roof slopes.

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.

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.

Dormer windows are a traditional feature in many parts of the National Park. They should start lower than the ridge of the main roof and should be modest in size. It is considered that the proposed dormer windows at 72 Iburndale Lane meet these requirements as set out in Part 2 of the Authority's Design Guide and do not detract from the original dwelling as per the requirements set out in DP3 and DP19. The replacement of the existing Velux windows with traditional dormer windows is considered to be an improvement on the appearance of the roofslope.

The proposed extension to the rear of the property will provide space for an enlarged kitchen. The extension will extend beyond the rear of the property by just over 3 metres and will be 4.4 metres wide. The extension will be constructed of stone and tiles to match the existing property. The proposed extension is not considered to detract from the original dwellinghouse.

There have been no objections raised, and in view of the above, the application is recommended for approval.

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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.