

# North York Moors National Park Authority

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

Application No. NYM/2019/0866/FL

**Proposal: construction of two storey rear extension**

**Location: 3 Ings Terrace, Grosmont**

**Decision Date: 13 February 2020**

**Extended to:**

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## Consultations

**Forestry Commission** – No objections – 7 January 2020

**Site Notice/Advertisement Expiry Date** – 11 February 2020

**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. **Brickwork and Roofing Tiles to Match**  
The brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
4. **Render to Match Existing**  
The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use.

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**Informatives**

1. **Coal Referral Area**  
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](http://www.groundstability.com)
2. **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.

**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.

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**Background**

Ings Terrace is a row of 8, semi-detached, two storey, brick and render properties under pantile.

The application seeks planning permission for the construction of a two storey rear extension at no.3 Ings Terrace. The extension will be constructed of brick and render to match the existing materials.

The property is not listed and is not located within the Grosmont Conservation Area. There is no planning history for no.3 Ings terrace but there are a number of existing outbuildings to the rear of the dwelling.

**Main Issues**

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 proposed extension will create additional internal living space in the form of an enlarged dining room and a third room at first floor level to allow for the introduction of a bathroom upstairs.

The materials will match the existing with a pantile roof, rendered first floor and brick ground floor. The extension will have white uPVC windows and doors to match those of the main dwelling.

The ridge height of the roof of the extension is considerably lower than that of the main dwelling in accordance with the guidance found in Part 2 of the Authority's Design Guide. The supporting information also states that the projection of the two storey extension takes account of the adjoining dwelling, number 4 Ings Terrace, remaining behind a line of sight measured at a 45 degree angle taken from the first floor habitable rooms of number 4 in accordance with good practice in order not to create overshadowing.

It is considered that the proposed extension meets the Authority's adopted Policies 3 and 19 in regard to the scale, height, form, position and design of the development and will not have a negative impact on neighbouring amenities. No objections have been raised in regard to the application.

In view of the above, 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.