

# North York Moors National Park Authority

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

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Application No. NYM/2020/0044/NM

**Proposal: non material amendment to planning approval NYM/2018/0720/FL to omit 3 no. rooflights to the rear extension**

**Location: 76 Main Road  
Aislaby**

**Decision Date: 21 February 2020  
Extended to:**

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## Consultations

**Parish -**

**Site Notice/Advertisement Expiry Date – N/A**

**Others -**

## Director of Planning's Recommendation

**Approval** subject to the following condition(s):

- 1 Non Material Condition  
The development hereby approved shall only be carried out in accordance with the specific amendment for the omission of 3 no. rooflights from the previously approved rear extension as detailed on the following document:

Document Description	Document No.	Date Received
Non-Material Amendment Application Form		24/01/2020

The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2018/0720/FL.

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**Background**

76 Main Road, Aislaby is a detached ex-local Authority property located at the edge of the Aislaby Conservation Area and opposite the Grade II listed Rose Cottage. The gable end of the property faces the highway and is constructed with pebble dashed render and a concrete pantile roof.

Planning permission was granted in March 2019 for the demolition of a timber garage and construction of single storey side and rear extensions together with a replacement porch. Following this grant of permission three applications have been submitted and approved for non-material amendments to the original application. These have included amendments to the location of the door and windows to the front elevation; amendments to the angle of the roof of the rear extension and; amendments to the width of the three ground floor windows on the rear extension from 1.3 metres to 0.9 metres.

This application now seeks to omit the three rooflights from the rear extension as the angle of the roof would mean that the rooflights would need a protruding collar in order to prevent leaking. The applicant has therefore decided that the rooflights are unnecessary and now wishes to omit them from the scheme.

**Main Issues**

Development Policy 3 of the North York Moors Local Development Framework seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site and that a high standard of design detailing is used whether traditional or contemporary.

Development Policy 19 of the North York Moors Local Development Framework supports proposals for development within the domestic curtilage of dwellings where among other things 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 principal of the development of this site has already been accepted and as the proposed changes would result in a reduction of fenestration within the rear extension this proposal is considered to be non-material in scale.

In view of the above, approval is recommended.

**Draft Local Plan**

Strategic Policy C within the Authority's Draft Local Plan states that proposals should be of a high quality design and make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park Authority Design Guide.

**Pre-commencement Conditions**

N/A

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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.