

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2020/0194/FL

Proposal: construction of single and two storey rear extensions

Location: 9 Summerfield Lane, Stainsacre

Decision Date: 13 May 2020

Consultations

Parish - No objection.

Site Notice Expiry Date - 27 April 2020.

Director of Planning's Recommendation

Approval subject to the following conditions:

- 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.

Informatives

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| 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. |
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Reasons for Conditions

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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.



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Background

9 Summerfield Lane is a two-storey end of terrace property of modern brick construction under a tile roof, with white uPVC windows. The property is maintained in good condition and occupied as a family home. The terrace comprises of four properties of mid-twentieth century design, the two end properties are orientated with the gable fronting the road with the central pair having the ridge parallel with the road. With the exception of minor alterations (such as replacement windows and doors) the terrace is little altered.

The application proposes a rear extension of part single, part two storey design to improve the living accommodation for the changing needs of the family. The single storey element is of lean-to design and positioned adjacent the attached neighbouring property and slightly longer than current permitted development allowances (extending approximately 3.15m). The two storey element has would be slightly longer (extending approximately 4m), of ridge and gable design. The roof of the two storey extension would be constructed as a continuation of the east facing roof slope of the host property, with matching eaves height but a reduced ridge height. The proposal includes modest changes to existing windows; a front facing window is to be re-glazed with obscure glass to serve a bathroom and an upper floor window in the side elevation is to be replaced with a larger but obscured glazed opening. The rear elevation will be characterised with ground and first floor windows to match others in the property and a pair of French doors serving the single storey extension. The extension will provide a new kitchen/dining area at ground floor with a bedroom above.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policy 3 (Design and Development Policy 19 (Householder Development). These policies collectively seek to ensure that development maintains and enhances the special character of the National Park; is sympathetic to the character and appearance of the host dwelling and; should not have an adverse effect upon the amenities of neighbours. This is to be achieved through careful siting, high quality design and appropriate scale, mass and materials.

The proposed extensions amount to approximately a 50% increase in floor are of the host property but due to the careful design, incorporating reduced ridge height and stepped rear elevation, the extensions do not dominate the host property and achieve a subservient appearance. The arrangement of the single and two elements has considered neighbouring amenity and due to the separation of the two storey element, it is not anticipated that the proposal will have an unacceptable impact on the attached neighbour to the west. Having regard to the neighbouring properties to the east and at the rear, the proposals are also considered acceptable by reason of the distance from the boundaries and mature vegetation/screening.

The Parish Council has no objection to the proposal and no other representations have been made. The Authority's Ecologist has requested a bat informative to be included with a decision, as recommended above.

The proposed extension is considered to be of a size, scale, height and design which complements the host property and accords with Development Policies 3 and 19 of the NYM CSDPD and adopted Design Guide. Approval is therefore recommended.

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Draft Local Plan

Policies CO17 (Householder Development) and SPC (Quality and Design of Development) have very similar requirements to the current DP19 and DP3 in terms of scale, height, design, quality of construction materials and general amenity considerations of new development. However, in order to achieve a subservient extension, the draft policy proposes that the new development does not increase habitable floorspace by more than 30%. At this stage, no weight can be attached to the proposed cap on new floorspace but in all other respects, the proposal is considered to be in compliance with the relevant emerging draft Local Plan Policies.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.