

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Fylingdales

Application No. NYM/2020/0173/FL

Proposal: construction of single storey extension

Location: Rose Cottage, Thorpe Green Bank, Fylingthorpe

Decision Date: 05 May 2020

Extended to: 22 May 2020

Consultations

Parish - No objection.

Site Notice Expiry Date - 21 May 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 Documentation Submitted or Minor Variations - Document No.s Specified**

The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan & Block Plan	D11361-01 rev A	10 March 2020
Proposed Plans & Elevations	D11361-11 rev C	05 May 2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. No work shall commence on the walls of the development hereby approved until a sample of the materials to be used in the construction of the external surfaces shall have been prepared on site for inspection and approved in writing by the Local Planning Authority. A sample panel showing the construction materials shall be at least 1 metre x 1 metre and show the proposed material, coursing, jointing, method of tooling (if necessary), bond, mortar, pointing technique. A palette of other materials to be used in the development (including roofing, water tabling, new lintels and cills, cladding and render if necessary) shall also be made available. The development shall be constructed in accordance with the approved sample(s), which shall not be removed from the site until completion of the development.
4. All pointing in the development hereby permitted shall accord with a specification which has been approved in writing by the Local Planning Authority. The mortar mix proposed should be based on a typical mix of a non-hydraulic quicklime mortar mixed at a ratio of 1:3 (dry non-hydraulic quicklime: sand) and include the method of application and finish. The pointing shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.

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5. No work shall commence on the installation of any windows or doors in the development hereby approved until detailed plans showing the constructional details and external appearance of all external windows, doors and frames (including glazing) have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. All windows/doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Informatives

1	<p>Development in Accordance with Listed Building consent Listed Building Consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building Consent reference NYM/2020/0175/LB and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Listed Building consent.</p>
2	<p>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.</p>

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 & 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.

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Officer photograph c.2018



Agent photograph from Heritage Statement



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Background

Rose Cottage is a grade II Listed property which occupies the north corner plot of Thorpe Green Bank east end junction with Middlewood Lane in Fylingthorpe. The cottage is constructed from fine herringbone-tooled coursed sandstone, pantile roof, stone ridge tiles, kneelers and chimney stacks with white painted timber sash windows.

The property was improved approximately 10 years ago following the approval of planning and listed building consent applications. The works at that time comprised the replacement of a flat roof with a lean-to roof at the rear together with external repairs including the replacement of non-traditional casement windows with traditional box sash windows; repointing of chimney stacks; repointing of building in lime mortar and the removal of artificial stone at the rear and its replacement with natural herringbone stone. Internal works included replacing internal doors, installation of insulation, replastering, removal and infill of bedroom fireplace and replacement of 2no. non-original fireplaces.

In 2018 an application was submitted for the construction of a large single storey rear extension together with insertion of second floor window to east elevation and rooflight to rear elevation. However, following concerns raised by the Authority's Building Conservation Officer, the proposed extension and new window was omitted from the scheme, and Listed Building Consent was issued for the insertion of a rooflight in the rear elevation and that has been installed.

This application has been submitted following pre-application discussions and seeks full planning permission for a reduced, single storey rear extension. As originally submitted, the scheme proposed a further rooflight in the rear elevation however, this has since been omitted from the scheme and minor revisions to the position of windows in the rear elevation have been made following Officer negotiations. The proposed extension is of lean-to design and would extend from the rear of the property following the removal of the existing extension. Although larger than the existing extensions, the proposal will sit entirely behind the main house, a reduced scale of extension in comparison with the withdrawn scheme. The proposal would provide a garden room, linked to the kitchen. The design includes a small 'wrap-around' element on the north elevation, overlapping the existing two storey element. This has been designed as a separate lean-to 'entrance' allowing access from the east elevation. The north facing elevation of the garden room is proposed to be fitted with 2no. simple vertical sash windows and the west elevation has a pair of fully glazed French doors into the garden.

There is a companion application for Listed Building Consent also under consideration ref. NYM/2020/0175/LB).

Main Issues

The relevant policies of the NYM Core Strategy and Development Policies Document (CSDPD) to consider with this application are Core Policy G (Landscape, Design and Historic Assets) and Development Policies 3 (Design), 4 (Conservation Areas) and 19 (Householder Development).

Core Policy G of the Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

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DP4 seeks to ensure that development within or immediately adjacent to a conservation area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

DPs 3 and 19 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.

As originally submitted, Officers had concern in respect of the introduction of a further rooflight to the rear elevation which is prominent in public views. The Authority's Building Conservation Officer provided a detailed description of the property, identifying the most significant areas of interest and value. In respect of the current scheme, the Conservation Officer advised that this revised scheme goes some way to address the concerns raised previously, namely; by reduction in the size of the extension by not extending beyond the western elevation of the host building which creates a space more in keeping with those of the original building; improved fenestration detailing; and omission of the upper gable window. However, the scheme does extend beyond the north wall but with the use of a steeper pitch to the roofline, it is considered to be more traditional in its form. Little concern was raised in respect of the proposed extension but with the support of planning officers, amendments were sought to the proposed fenestration detailing in the north elevation in order to reflect achieve a better solid: void ratio and the removal of the finer detailing which is more appropriate for a rear, north facing elevation.

In respect of the proposed rooflight, the scheme proposed to introduce a third rooflight to the rear elevation. The Building Conservation Team raised concerns at pre-app as the location of this additional rooflight is to be on the most prominent section of the rear roofslope and is only to serve a landing area, not a habitable room. As such, an objection was maintained on the basis that there is no justification for this addition which will cause some harm to the character and appearance of this listed building and the wider conservation area.

The applicant's and their agent have responded positively to Officer requests for amendments and the removal of the rooflight from the scheme. Amended plans have now been received and the final scheme is considered to be acceptable. The proposed extension is of a size, scale, design and in a position which is respectful of the architectural character of the host property and its wider conservation area setting. The use of high quality matching materials is entirely appropriate for the property and the proposal is not anticipated to result in any loss of amenity for neighbouring occupiers.

The Parish Council has no objection to the scheme and no other representations have been received. In view of the above, approval if the revised scheme is recommended.

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. In this case the alteration is considered to be an enhancement and although not yet adopted, the proposal is in compliance with the relevant emerging draft Local Plan Policies.

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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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.