

# North York Moors National Park Authority

Borough: Scarborough Borough Council  
Parish: Fylingdales

Application No. NYM/2020/0223/FL

**Proposal:** demolition of single and two storey extensions and construction of replacement single storey extension

**Location:** Rounton House, Mount Pleasant South, Robin Hoods Bay

**Decision Date:** 20 May 2020

**Extended to:**

## Consultations

**Parish** - No objection but the Council are aware that work started on this property previous to the planning application including the felling of trees.

**Natural England** - No objection.

**Site Notice Expiry Date** -

## 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:

<b>Document Description</b>	<b>Document No.</b>	<b>Date Received</b>
Location Plan (insert)	D11808-01 Rev C	25 March 2020
Existing & Proposed Elevations & Plans	D11808-02 Rev C	30 April 2020
Email clarifying Materials	from BHD Ltd	01 May 2020

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

3. The external walls of the development hereby permitted shall, within three months of the construction works being completed, be rendered in accordance with the details provided on 01 May 2020 and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

## Informatives

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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**2. Birds**

Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England <http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx>. Further information on wildlife legislation relating to birds can be found at [www.rspb.org.uk/images/WBATL\\_tcm9-132998.pdf](http://www.rspb.org.uk/images/WBATL_tcm9-132998.pdf).

If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or [conservation@northyorkmoors.org.uk](mailto:conservation@northyorkmoors.org.uk).

**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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Front of application property



View through to application site from Mount Pleasant East



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**Background**

Rounton House is a very attractive and substantial semi-detached property located at the easternmost end of Mount Pleasant South, upper Robin Hoods Bay. The property is of imposing Victorian design, arranged over three floors. The front façade is red brick with attractive, well detailed timber framed windows (a number of which are believed to be original) which contributes significantly to the character and appearance of the property. The side elevation and two storey rear outshot are cream painted/rendered. Some small scale alterations have been made at the rear of the property including inappropriate standard uPVC doors and windows.

This proposal seeks full planning permission for the construction of a single storey garden room extension at the rear of the property following the removal of the two storey outshot. The proposal has been amended at the request of Officers to achieve a slightly reduced extension to be in better proportion with the main house and reduce the impact on neighbouring amenity.

The proposal has been reduced in width (bringing the extension 0.5m off the boundary with the neighbour), reduced in length by 1m and the height reduced by removing the parapet wall and revised design for the glazed roof lantern. Further to the above, the applicant's agent has provided details of the proposed render and dark grey framed uPVC door system.

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policies 3 (Design) and 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 revised proposal is considered to result in a more sensitive addition to this substantial dwelling. Although relatively large, the revisions have ensured that the extension does not dominate the host property or the neighbouring amenity space. The removal of the modest two storey outshot should result in an enhancement for the neighbouring occupiers through a reduction on overshadowing. The simple design with contemporary accents is not considered to detract from the fine detailing of the host property and will not be visible to public view from Mount Pleasant South which is characterised by grand Victorian architecture on the north side.

In response to the Parish Councils concern in respect of works commencing on site, including the removal of trees, the applicant's has provided the following confirmation:

The works that we have completed to date are:

Removal of certain trees in the garden which were flagged up on the survey as causing damage to the culvert that runs underneath the gardens, if this were to crack it could cause flooding and drainage issues for the area so we were advised to remove the trees asap> We did seek advice from Scarborough Council and the National Parks prior to removal of the trees and to check that there was no preservation order on any of them.

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The Parish council and Natural England have each returned a response of no objection to the consultation invitation and no other representations have been received. In view of the above, the revised proposal is considered to accord with the requirements of Development Policies 3 and 19 and approval 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. 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 and full floor plans of the existing property have not been provided to make the calculation. However, 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 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.