

North York Moors National Park Authority

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

Application No. NYM/2020/0318/FL

Proposal: Retention of and alterations to annexe building along with single storey link extension to house

Location: Field House, Whitby Road, Robin Hood's Bay

Decision Date: 07 July 2020

Extended to:

Consultations

Parish – No objection

Site Notice/Advertisement Expiry Date – 9 June 2020

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	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.	No work shall commence on the construction of the walls of the development hereby permitted until details of the texture and paint colour of the render, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority. The rendering and painting shall be completed no later than one month after the development hereby permitted being first brought into use.
4.	The external surface of the roof of the extension hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
5.	No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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Informatives

1.	<p>Bats</p> <p>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>
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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.
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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Background

Field House is a semi-detached white painted stone built property which lies on the south side of Whitby Road on the edge of Robin Hoods Bay. The front or principle elevation faces south over Nookfield Close rather than fronting onto Whitby Road and owing to the local topography it occupies an elevated position above the neighbouring properties. The property has a vehicular access directly from Whitby Road serving a large gravelled parking area. To the front or south of the property is a split level garden and to the west is a rendered, mono-pitched roof detached outbuilding which comprises an en-suite bedroom.

Planning permission is sought for the retention and adaption of the existing outbuilding (including new and altered windows, reroofing and re-rendering) along with a single storey extension to link this to the main dwelling. It is proposed that the extension would be rendered with a dark grey mono-pitched roof with rooflights and the front or south facing elevation would be fully glazed.

Pre-application advice was sought prior to making the application and the current proposal represents a much reduced scheme to the initial proposal for a two storey side extension projecting forward of the front elevation.

Main Issues

The relevant policies of the Core Strategy and Development Policies Document are considered to be Development Policy 3 (Design) and Development Policy 19 (Householder development).

The proposal has been designed to provide a contemporary single storey link between the main dwelling and the outbuilding which has already been converted into an en-suite bedroom. The extension would continue the mono-pitch roof of the outbuilding ensuring it remains subservient to the main two storey property. Whilst it would extend forward of the front elevation of the main dwelling, it would be to the side and would not compromise the more tradition frontage. The fully glazed doors would help to differentiate between the main dwelling and the extension, giving a lightweight appearance to the extension and yet would not conflict with the character and appearance of the original dwelling.

In terms of the impact on the amenity of neighbouring residents, the property does occupy an elevated position and affords some overlooking of the properties of Nookfield Close to the south. However the area of the proposed extension is already used as an outdoor seating area which provides some opportunity for overlooking however the distances are such that it is not considered the proposal would result in a significant increase in overlooking such as to warrant refusal of the application.

In view of the above it is considered that the proposal provides a modest contemporary extension which complements the character and appearance of the host property without adversely impacting on the residential amenity of neighbouring occupiers in accordance with development Policies 3 and 19 and as such approval is recommended.

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Draft Local Plan

The proposal is considered to comply with Strategic Policy C (Quality and Design of Development) and Policy CO17 (Householder Development) being of a high quality design that complement the existing building and does not adversely affect the amenity of neighbouring occupiers.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.