

North York Moors National Park Authority

Ward: Scarborough Borough Council (North)
Parish: Hawsker-Cum-Stainsacre

App No. NYM/2020/0415/FL
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Proposal: alterations and construction of part single/part two storey side extension

Location: 12 Dale View, Stainsacre

Applicant: Mr Simon Armistead, 12 Dale View, Stainsacre, Whitby, YO22 4NS

Agent:

Date for Decision: 18/08/2020

Extended to: Grid Ref: 491314 508491

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN02	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.	RSUO10	The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as 12 Dale View, shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the family of the occupier of the main dwelling.
4.	MATS12	The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use.
5.	MATS13	The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
6.	MATS41	All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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Informative(s)

1.	MISCINF01	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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Reason(s) for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	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.	RSUO10	The site is in a position where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the annexe and main dwelling. in accordance with NYM Development Policy 19.
4.	MATS01	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.	MATS01	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.
6.	MATS02	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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Consultations

Parish - No objections to the works but would like to see the usage of the annex restricted to family/homeowner use only and not for rental to the general public.

Forestry Commission – Issue standing advice regarding ancient woodland.

Site Notice/Advertisement Expiry Date – 24 July 2020



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Background

This application relates to a semi-detached, gable fronted, rendered property situated on the corner of a road junction in the village of Stainsacre. It forms one of twelve similarly designed properties positioned in a crescent around a private drive known as Dale View. The property at presents comprises three bedrooms with an attached utility room and garage, and has been previously extended modestly to the rear.

Planning permission is sought to enlarge the existing garage and to build above at first floor level to create a one bedroomed annexe. This will have a separate entrance to the side of the garage to the main property. The extension will have a ridge running perpendicular to that of the main dwelling with a lean to roof over the garage at ground floor. It will be set back approx. 4.5 metres from the front gable.

Main Issues

The relevant policies of the Core Strategy and Development Policies Document is Development Policy 19 (Householder Development) which supports proposals for annexe accommodation where it is ancillary to the main dwelling in terms of scale and specification, is physically attached to the main dwelling and will remain under the control of the occupier of the main dwelling. In addition the scale, height, form, position and design of any extension should not detract from the character or form of the original dwelling. The Authority's Design Guide Part 2: Extensions and Alterations to Dwellings should also be followed.

The proposed extension has been the subject of pre-application negotiation and has been significantly reduced in size and amended in design so as to meet the requirements of Development Policy 19 and the Design Guide. The extension will incorporate the existing flat roof porch/utility room and garage and provide a larger garage with a small one bedroom annexe flat above. The extension has been set well back from the front gable of the host property with a ridge running perpendicular and the proposed gable width will be no wider than that of the main dwelling. This reflects the form of the adjoining semi-detached property to the west side. The eaves and ridge heights match those of the main dwelling but given the deep set back this is not considered to make the extension unduly prominent or intrusive; indeed it is considered that this helps the extension to be more in keeping with the wider cul-de-sac and defines it less as an addition.

There are no neighbours lying to the north, south or east of the property close enough to be affected by the proposed extension and the adjoining neighbour to the west would be unaffected being screened from the extension by the main dwelling.

As such the proposal is considered to accord with development Policy 19 and the Design Guide and approval is recommended subject to a condition restricting the occupancy of the annexe to a family member only.

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Draft Local Plan

Policy CO17 of the emerging Local plan supports householder development providing that the scale, height, form, position and design does not detract from the character and form of the original dwelling. It requires extensions to be clearly subservient to the main part of the building and that it should not increase the total habitable floor space by more than 30% unless there are compelling planning considerations in favour of a larger extension. With regard to residential annexes Policy CO18 requires proposals to meet the requirements of Policy CO17 and be physically attached to the main dwelling with an interconnecting door.

The proposed increase in habitable floor space (i.e. the first floor accommodation above the extended garage) is approx. 40 m² which is approx. 37% of the existing habitable floor space (excluding the garage and utility) which has already been extended. As such the proposal exceeds the 30% limit. However given the officer support at pre-application stage to the proposed extension, its sensitive design and subservient form, and the modest level of annexe accommodation proposed, it is considered that there is sufficient justification or supporting this application which would not cause harm to the special qualities of the National Park nor adversely affect the amenities of neighbouring occupants whilst reflecting the principles outlined in the Design Guide.

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.