

North York Moors National Park Authority

Ward: Scarborough Borough Council (North)
Parish: Eskdaleside-Cum-Ugglebarnby

App No. NYM/2020/0322/FL
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Proposal: alterations and construction of dormer window

Location: 42 Iburndale Lane, Sleights,

Applicant: Mr Timothy Lyndon,
42 Iburndale Lane, Sleights, Whitby, YO22 5DP

Date for Decision: 30/06/2020

Extended to: 14/08/2020

Grid Ref:

Director of Planning's Recommendation

Consultations

Site Notice/Advertisement Expiry Date – 3 June 2020

Others -

Approval subject to the following condition(s):

1. TIME01 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. PLAN01 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
Proposed Elevations	DRG 42.3 Rev B	10 August 2020
Roof Plans	DRG 42.4 Rev A	10 August 2020
Sections	DRG 42.5 Rev B	10 August 2020

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

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3. MATS13 Roof Tiles to Match Existing

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.

4. MATS41 Windows - Match Existing

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.

Informative(s)**1. MISCINF01 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.

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. PLAN00** For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.

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3. MATS00 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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. MATS00 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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

42 Iburndale Lane is the central terrace in a row of three two storey properties under pantile. The property has no previous planning history and is largely unaltered.

This application relates to the construction of a dormer window on the rear of the property to allow for the conversion of the loft space to provide additional living accommodation.

Main Issues

The main policies to consider within the Authority's Adopted Local Plan are Strategic Policy C and Policy CO17.

Policy CO17 states that development within the domestic curtilage of dwellings should only be permitted where the scale, height, form, position and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Initial plans submitted with the application proposed a large gable style extension to the rear roofslope with extensive glazing. The applicant was advised that the proposals were inappropriate in terms of scale and design and also had the potential to negatively impact the neighbouring property's private amenities in regard to overlooking and privacy.

Following discussions with the Planning Officer, the applicants amended the proposals in line with the Authority's Policies and Design Guidance. The amended scheme proposes a catslide dormer that has been significantly reduced in size and is set back sufficiently from the eaves of the dwelling. The set back on the roofslope ensures that the proposed dormer will not impact the neighbour's privacy as the possibility to overlook is reduced significantly. The amended dormer provides the head space required to accommodate the additional living space whilst being sympathetic in scale and design.

It is considered that the amended proposals adhere to the Authority's adopted policies and Design Guidance and as such the application is recommended for approval.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including reduction in size of the dormer and amendments to the design, so as to deliver sustainable development.