

North York Moors National Park Authority

Ward: Scarborough Borough Council (North)
Parish: Newholm-Cum-Dunsley

App No. NYM/2020/0453/FL
NYM/2020/0453/FL

Proposal: erection of timber shed and greenhouse

Location: Linden Lea, 7 Linden Lane, Newholm,

Applicant: Mr Jon Holden,
Linden Lea , 7 Linden Lane, Newholm, Whitby, YO21 3QX

Agent:

Date for Decision: 31/08/2020

Extended to:

Grid Ref: 486638 510598

Director of Planning's Recommendation Consultations

Site Notice/Advertisement Expiry Date – 10 August 2020

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.	PLAN02	Strict Accordance With the Plans/Specifications or Minor Variations 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.

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.

Application Number: NYM/2020/0453/FL



Application Number: NYM/2020/0453/FL

**Background**

Linden Lea was a single storey dwelling of modern construction and rendered finish. Planning permission was granted in 2017 for significant alterations, including the construction of a front porch, reconstruction of garage and two front and three rear dormer windows. The property has been attractively modernised and remodelled.

This application seeks planning permission for the erection of a modest timber shed and a greenhouse on land to the east of the dwelling.

Main Issues

The relevant policies to consider within the NYM 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.

Application Number: NYM/2020/0453/FL

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.

The domestic curtilage is well screened by a boundary of existing trees and shrubbery and as such the erection of the proposed shed and greenhouse will not result in an unacceptable visual impact on the surround area or host dwelling. The structures themselves are modest in size and functional in form and style. It is considered that the proposals adhere to the Authority's adopted policies and as such, the application is recommended for approval.

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.