

North York Moors National Park Authority

Ward: Scarborough Borough Council (South)
Parish: Hackness

App No. NYM/2020/0397/FL

Proposal: construction of single storey garden room extension following demolition of existing conservatory

Location: Valley View, Wrench Green, Hackness,

Applicant: Mr Paul Tymon,
Valley View, Wrench Green, Hackness, Scarborough, YO13 9AB, United Kingdom

Date for Decision: 07 September 2020

Extended to:

Grid Ref: 496561 489411

Consultations

Parish – No objections

Site Notice/Advertisement Expiry Date – 12 August 2020

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

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 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.

3. Stonework to Match

All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.

4. Windows and Doors - Timber

All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless

otherwise agreed in writing with the Local Planning Authority.

5. Black Coloured Rainwater Goods

The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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 Strategic Policy A and NYM Strategic Policy C, 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 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. 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.
5. 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

Valley View is a semi-detached two storey dwelling located in Wrench Green, a hamlet lying just south of Hackness. The property is constructed of coursed stone and a clay pantile roof. The windows and doors are of timber construction and complement the traditional character of this property.

Planning permission was granted in June 1998 for the erection of a two storey side extension comprising of a garage and utility room at ground floor with a bedroom and bathroom at first floor. In September 2014 planning permission was granted for the variation of Condition 5 of the 1998 permission in order to allow the garage to be converted into additional living space. This application included the blocking up of the garage door opening with stonework to match the existing and the insertion of a timber window to match that at first floor level.

This application now seeks planning permission for the erection of a single storey garden room extension in the location of a previous conservatory.

Main Issues

The relevant policies contained within the North York Moors Local Plan to consider in relation to this application are Strategic Policy C (Design) and Policy CO17 (Householder Development).

Strategic Policy C states that in order to maintain and enhance the distinctive character of the National Park development will be permitted where, among other things, the proposal is of a high quality design and incorporates good quality materials and does not have an adverse impact upon the amenities of adjoining occupiers.

Policy CO17 states that development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park and will be permitted where among other things, the scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape.

The proposed single storey extension will have a slightly larger footprint than the previous conservatory measuring 4 metres by 4 metres with a height of 2.4 metres, however its proportions are clearly subservient to the main dwelling and will not negatively impact the amenities of adjoining occupiers. The stone used within the development will match that of the existing dwelling and the windows and doors will be constructed of timber to reflect the character of the original dwelling.

At the pre-application stage the proposal included a glass lantern on the roof to provide additional light into the extension, however the applicant was advised that lanterns are generally considered to be a non-traditional feature and the Authority would favour a simpler lean-to roof in this instance. The roof of the development was amended accordingly to a

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lean-to roof constructed of EPDM rubber with a sedum covering and oak trims to conceal the rubber. The roof will also contain 2 no. large flat windows but these are unlikely to be visible due to the shallow pitch of the roof and the sedum covering. The proposal is therefore considered to accord with Strategic Policy C and Policy CO17, being of a high quality of design that reflects the traditional character of the main dwelling, whilst also enhancing local wildlife and biodiversity with the provision of the sedum roof.

For the reasons outlined above, this application is recommended for approval.

Pre-commencement Conditions

N/A

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