

North York Moors National Park Authority

Ward: Scarborough Borough Council (North)
Parish: Sneaton

App No. NYM/2020/0593/NM
NYM/2020/0593/NM

Proposal: non material amendment to planning approval NYM/2020/0151/FL to allow demolition of chimney stack and replacement with metal stove stack

Location: Highfields, Ugglebarnaby Lane, Sneaton,

Applicant: Mr Keith Dowson,
Highfields, Ugglebarnaby Lane, Sneaton, Whitby, YO22 5HT

Agent:

Date for Decision: 21/09/2020

Extended to: **Grid Ref:**

Director of Planning's Recommendation

Approval subject to the following condition(s):

1	PLAN03	<p>Non Material Condition</p> <p>The development hereby approved shall only be carried out in accordance with the specific amendment for the replacement of the existing chimney stack with a metal stove stack as shown on the following document(s):</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Elevations</td><td>KM2020 Rev B</td><td>13 August 2020</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2020/0151/FL.</p>	Document Description	Document No.	Date Received	Proposed Elevations	KM2020 Rev B	13 August 2020
Document Description	Document No.	Date Received						
Proposed Elevations	KM2020 Rev B	13 August 2020						
2	MATS00	<p>The metal stove stack hereby approved shall be coloured matt black and be maintained as such unless otherwise agreed in writing by the Local Planning Authority.</p>						

Informative(s)

1	MISC INF01	<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	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.
2	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.

Background

Highfields is a single storey, stone clad property located just off Sneaton Lane at the western entrance of Sneaton.

Planning permission was granted under application NYM/2020/0151/FL for various alterations to the property. The scheme included rendering of the entire existing property, together with the construction of a new porch in a new location following the removal of the existing structure. The proposed porch is to be rendered to match the main dwelling. The scheme also included the construction of a garage in the south east corner of the curtilage. The garage is to be constructed of rendered blockwork with a slate roof to match the main dwelling.

This non-material amendment seeks permission to replace the existing chimney stack with a metal stove stack.

Main Issues

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.

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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 proposed amendment is not considered to be harmful to the character or form of the host dwelling or surrounding area. In view of the above, it is recommended that the application is approved.

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.