

# North York Moors National Park Authority

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Parish: Newby and Scalby

App No. NYM/2020/0549/FL

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**Proposal:** construction of single storey side extension

**Location:** Beckdale House, Hackness Road, Scalby,

**Applicant:** Mr Nick Thomas, Beckdale House, Hackness Road, Scarborough, YO13 0QY

**Agent:** John Blaymires, Pasture Lane, Seamer, Scarborough, YO12 4QR

**Date for Decision:** 24 September 2020

**Extended to:**

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## Director of Planning's Recommendation

**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.
3. MATS09 **Brickwork to Match**  
All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing building unless otherwise agreed in writing with the Local Planning Authority.

## Reasons for Conditions

1. RSN  
TIME01 To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. RSN  
PLAN00 For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Strategic Policies A and C which seek to conserve and enhance the special qualities of the NYM National Park.
3. MATS00 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A and 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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## Consultations

Parish -

Site Notice Expiry Date - 04 September 2020.



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**Background**

Beckdale House is a substantial detached property located on a private drive which serves a number of other properties, off Hackness Road in Scalby. It is an imposing dwelling set in substantial grounds which are screened from view by mature vegetation. The property and its grounds are exceptionally well maintained as are the neighbouring properties in this secluded part of the village.

Planning permission to roof over an existing patio recess to form a covered seating area at the rear of the property was granted in 2009.

This application seeks full planning permission for a similar side extension to form a small garden room. The extension would be set back from the front elevation of the host property and has a frontage of 3 metres by 4 metres deep. The extension is proposed to be of matching brick construction with a lantern roof. The front and rear elevations are characterised by single windows of a matching design to the main property and the side elevation would be fully glazed. A substantial boundary hedge exists between the development site and the neighbours drive/parking area.

**Main Issues**

The relevant policies contained within the NYM Local Plan are SPC (Quality and Design of Development) and Policy CO17 (Householder Development).

SPC (Quality and Design of Development) seeks to maintain and enhance the distinctive character of the National Park and is supportive of developments which are: of a high quality of design; incorporate good quality construction materials and design details that reflect and complement the host building or local vernacular; respectful of existing views and spaces around buildings; of a scale, height, massing and form which is compatible with surrounding buildings and land uses; in the case of conversions, the design detailing must respect the architectural form and character of the building; incorporate sustainable design and construction techniques including making provision to reduce energy use and use energy from renewable sources; include a good quality landscaping scheme and provision to improve biodiversity; provision is made for adequate storage and where the proposal ensures the creation of an accessible, safe and secure environment for all users.

Policy CO17 requires new development within the domestic curtilage to take full account of the character of the local area and special qualities of the National Park. Development will only be permitted where: the scale, form, position and design do not detract from the original dwelling or its setting; the development does not adversely affect residential amenity of neighbouring occupiers or that of the host property; the development reflects the principles set out in the Authority's Design Guide. In order to achieve a subservient extension, Policy CO17 states that extensions should not increase the total habitable floorspace by more than 30% (unless there are compelling planning reasons for a larger extension) and that the design detail complements the architectural form of the original dwelling.

The proposed extension would be located at the side of the dwelling, set back from the principle elevation and screened by mature vegetation. It of modest size in relation to the host property and its setting. Although bringing the built form closer to the neighbouring boundary, the proposal is not considered to result in unacceptable harm to the amenities of neighbours based on the orientation of the dwellings.

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The original dwelling is of substantial size and located within a private cluster of similar exclusive dwellings. Beckdale house has previously been extended, the most significant construction being a replacement garage with swimming pool attached in the 1990s. Other alterations include a small garden room and conservatory at the rear. The garage/swimming pool extension has a similar floor area to the main dwelling and therefore, the limit of 30% area is likely to have been exceeded, although this structure does not provide habitable floorspace. Consequently and on balance, it is considered that the current proposal is clearly subservient given the proportions of the original main house; the design is compatible and a modest side extension would have little impact on the affordability of this property. The construction of a further room would not result in the loss of a smaller, affordable dwelling within the Park and therefore, the proposal is considered acceptable under the requirements and aims of Local Plan Policy CO17.

The extension is of an appropriate scale and design in keeping with the character of the host dwelling and no representations have been received as part of the consultation process. The proposal is considered to comply with the above planning policies and consequently, approval is recommended.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.