

# North York Moors National Park Authority

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Parish: Egton

App No. NYM/2020/0600/FL

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**Proposal:** Retrospective construction of rear balcony

**Location:** Woodcroft, Egton

**Applicant:** Mr & Mrs Bennion  
Woodcroft, High Street , Egton, Whitby, YO21 1TX

**Agent:** Arcane Design Studio  
FAO Mr Graham Carr, The Studio, Church View, Egton, Whitby, YO21 1UT,  
United Kingdom

**Date for Decision:** 22/10/2020

**Extended to:**

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## Consultations

**Parish** – No comment – 16 September 2020

**Site Notice/Advertisement Expiry Date** – 13 October 2020

## Director of Planning's Recommendation

Recommended for **Approval**



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**Background**

Woodcroft is a split level two storey stone clad property. The dwelling is single storey on the principle elevation (facing east), whilst the rear (facing west) of the property sits at two storeys. The dwelling sits between Egton Surgery and Egton Village Hall and backs onto open countryside.

This application seeks retrospective planning permission for the erection of a first floor balcony on the rear of the property. The balcony is constructed of timber, with a wire and post balustrade and stainless steel handrail. The balcony projects 2.3m from the rear wall and is 5.5m wide. The deck of the balcony sits at just over 2.7m high.

**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. 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 application for the balcony is retrospective, however has been assessed against the relevant policies as proposed development. It is considered that the balcony adheres to policy CO17 of the local plan in terms of scale, height, form, position and design. The development is not visible from the highway and has been positioned in a location which ensures that it does not detract from the character or form of the original dwelling. The use of timber is sympathetic to both the host dwelling and the surrounding setting and has been left to weather naturally. With regard to the height, it is not considered that the balcony will have a detrimental impact on neighbouring amenities in terms of privacy and overlooking. The property is sat between two community facilities (surgery and village hall) and so no private amenities are affected.

There have been no objections in response to the development and in view of the above, 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.