

North York Moors National Park Authority

Parish: Newby and Scalby

App No. NYM/2020/0865/NM

Proposal: non material amendment to planning approval NYM/2020/0207/FL to allow alterations to eaves height, roof design and glazing, fenestration and removal of soffit to north elevation of approved summerhouse

Location: South Beck House, Hackness Road, Scalby

Applicant: Mr Mark Wilson
South Beck House, Hackness Road, Scalby, Scarborough, YO13 0QY

Agent:

Date for Decision: 26/11/2020

Extended to:

Director of Planning's Recommendation

Approval subject to the following condition:

1. PLAN03 The development hereby approved shall only be carried out in accordance with the specific amendments for the: the raising of the roof height , fitting of five gallows brackets, revised roof fenestration and alternative soffit/fascia detailing to north elevation as shown on the following document(s):

| Document Description | Date Received |
|-----------------------------|----------------------|
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| Proposed summer house | 26/10/2020 |
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The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2020/0207/FL, including condition 2 which prohibits use of the summer house as residential accommodation.

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Consultations

Parish – No objections

Others – None received

Background

In June 2020 planning permission was granted for use of land as an extended garden together with the construction of a detached workshop/store and a detached summerhouse/office. Local neighbours were concerned that the summerhouse/office was to become a residential unit and a condition was imposed to prevent this without a further grant of planning permission.

This application seeks four non-material minor amendments to the approved scheme , namely :

- The raising of the roof height by some one metre,
- Fitting of five gallow brackets to support the eaves,
- Omission of glazing to north and minor alterations to glazing design,
- Amended soffit/fascia detailing to north elevation.

The applicant advises they are requested to reduce the complexity of the large glazing system.

Main Issues

Local Plan policy CO17 – householder Development seeks amongst things to ensure that the scale, height, form and design of new development does not detract from the character and form of the original dwelling and its setting.

The proposed changes to this free standing summerhouse/office set within a large domestic garden would not harm the design of the building or host dwelling or unduly impinge on the amenities of residential neighbours and approval is recommended.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy C10 which seeks to ensure new development is of a high quality design and conserves the built heritage of the park.