

North York Moors National Park Authority

Parish: Glaisdale

App No: NYM/2020/0905/FL

Proposal: alterations and construction of dormer windows

Location: 8 Park View, Glaisdale

Applicant: Mr & Mrs Ashton-Wickett, 8 Park View , Glaisdale, Whitby, YO21 2PP

Agent: Michael Miller Architectural Consultant, 16 Park View , Glaisdale, Whitby, YO21 2PP

Date for Decision: 14/01/2021

Extended to:

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. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Proposed site plan & garage floor level	267/11 V2	11 November 2020
Proposed First Floor	267/13 V2	11 November 2020
Proposed Elevations I	267/14 V2	11 November 2020
Proposed Elevations II	267/15 V2	11 November 2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

Informative(s)

1. MISCINF02 Coal Referral Area
The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com

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2. MISCINF01 Bats
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.
3. MISCINF12 Birds
Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England <http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx>. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.

If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.
4. INF00 Swift (Apus apus) populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website; <https://www.swift-conservation.org/> with additional swift box ideas from Action for Swifts; <http://actionforswifts.blogspot.com/search/label/nestbox%20design>

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Reason(s) for Condition(s)

1. TIME01 To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. PLAN01 For the avoidance of doubt and to ensure that the details of the development comply with the provisions Strategic Policies A and C of the NYM Local Plan, which seek to conserve and enhance the special qualities of the NYM National Park.

Consultations

Parish –

Forestry Commission –Provided standing advice with regard to Government Policy relating to ancient woodland and Information on the importance and designation of ancient woodland.

However no woodland is affected by this application.

Site Notice Expiry Date – 12 January 2020



Existing dormers at 16 Park View to the south of the application

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Background

8 Park View, Glaisdale is a property on a 1970's development in the centre of Glaisdale constructed of artificial stone with a concrete tile roof. The property and others around it are designed to take into account the slope of the site and take the form of a bungalow with a garage area below. To the front of No. 8 is a balcony area located above the garage and to the rear there is a decking area from the lounge which bridges a small void to allowed access to the rear garden.

Under this application planning permission is sought for the construction of two dormer windows to the front and rear roof slopes.

The proposed of the dormers are the same as those approved and constructed on 16 Park View, Glaisdale, slightly further down the hill under NYM2014/0207/FL.

The property has a concrete roof at present and it is proposed that the dormer has a dark grey single ply membrane to the upper face and cheeks in the same way that the dormer on 19 Park View does. The proposed dormers allow better use of the first floor for bedroom accommodation. Two bedrooms are proposed upstairs as part of the application and the dormers will facilitate space for a shower room, for the staircase and for a landing area.

Main Issues

Policy CO17, Householder Development states that development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will only be permitted where 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 development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling; and the development reflects the principles outlined in the Authority's Design Guide.

Part 2 of the Authority's adopted Design Guide recognises that dormer windows are a traditional feature in several parts of the National Park but the detailing varies within and between settlements. However, in general, traditional small scale dormers which are well related to the size, position and glazing pattern of existing windows beneath may be acceptable. It goes on to state that the use of dormers on the front elevation will generally be inappropriate unless the street or local area is characterised by existing dormers.

In this instance a similar property further down the street has the some dormer detailing which was approved in 2014. There are also other dormers within the wider village. The application site is located in an estate of limited architectural value properties and itself is a modern building. The proposal is sympathetic to the character of the property and is not considered to have a detrimental impact on the property itself or its wider setting.

The application site is directly opposite the T junction and therefore the front dormer proposed would not face directly onto a neighbouring property. To the rear the property looks out over open fields towards a footpath in the distance.

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The other small scale changes to the property shown on the plans, the insertion of two rooflights on each elevation to either side of the proposed dormers and the new railings around the patio area to the front are considered to be permitted development and in themselves do not require the benefit of consent.

The dormer windows will be commensurate in terms of their size, position and design detailing to the remainder of the bungalow and are not considered unduly harmful to the setting of Park View and the wider National Park landscape. The proposal is therefore considered to be in accordance with policy CO17 the NYM Local Plan, approval is recommended.

Emergency Delegation Scheme

As this application is from a member of National Park staff the report has been overseen by the Director of Planning and The National Park Officer to confirm that it can be considered under the delegated powers given to them for the determination of applications during the Covid 19 pandemic.

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.