

North York Moors National Park Authority

Parish: Grosmont

App No: NYM/2020/1003/FL

Proposal: construction of 1 no. dormer window to garage to enable creation of home office above

Location: 9 Priory Park, Grosmont

Applicant: Mr James Kennedy, 9 Priory Park, Grosmont, Whitby, YO22 5QQ

Agent: Xpand Design Ltd, fao: Mrs Kathryn Simpson, 10 Cotcliffe Way, Nunthorpe, Middlesbrough, TS7 0RS

Date for Decision: 12/02/2021

Extended to:

Consultations

Site Notice/Advertisement Expiry Date – 1 February 2021

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. MATS13 Roof Tiles to Match Existing
The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
4. MATS41 Windows - Match Existing
All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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Informative(s)

1. MISCINF0 Bats
1 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.

2. MISCINF1 Birds
2 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.

3. 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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- 4 MISCINF0 Coal Referral Area
2 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 immediately to The Coal Authority on 0345 762 6848.

Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority

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. 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.
3. 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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4. 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.

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**Background**

Priory Park is a small cul-de-sac North West of the main built up area of Grosmont. The dwellings in this cul-de-sac are a mix of bungalows and two storey properties of relatively modern construction. The brick and concrete tile properties are not reflective of the local vernacular. 9 Priory Park is a two storey property in the north eastern corner of the cul-de-sac. Planning permission was granted in 2007 for the construction of a single storey side extension and two storey rear extension; these extensions have been implemented and completed.

This application seeks planning permission for the construction of a small dormer window above the garage door on the single storey side extension. The introduction of the dormer window is to allow for the use of the loft space as a home office.

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Relevant Policies

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.

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.

Main Issues

The proposed introduction of a modest dormer window above the garage door in the single storey side extension is to allow for the conversion of existing loft space to use as a home office. It is not considered that the presence of a catslide dormer window would have a detrimental impact on the character or form of the host dwelling. The scale and design of the proposed development is thought to adhere to the Authority's design guidance and is appropriately positioned and constructed of materials to match the existing.

No objections have been raised in response to the application and as such, in view of the above, the application is recommended for approval.

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.