

North York Moors National Park Authority

Parish: Fylingdales

App No: NYM/2021/0115/NM

Proposal: non material amendment to planning approval NYM/2020/0238/FL to allow enlargement of roof canopy and amended render details

Location: Charity, Whitby Road, Robin Hoods Bay

Applicant: Mrs Laura Sellers, Hamilton Lodge, West Park Lane, Sedgefield, Stockton on Tees, County Durham, TS21 2BA

Date for Decision: 23 March 2021

Extended to:

Director of Planning's Recommendation

Approval subject to the following condition:

1. PLAN03 **Non Material Condition**

The development hereby approved shall only be carried out in accordance with the specific amendments for the enlargement of roof canopy and amended render details as shown on the following documents:

Document Description	Document No.	Date Received
Proposed Ground Floor Plan, Section & Elevation	19035-30-000 Rev C	18 February 2021
External Render Photographs	19035_IHA_210304	11 March 2021

The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2020/0238/FL or the variation reference: NYM/2020/0810/FL.

Consultations

Parish -

Site Notice Expiry Date - N/R.



Front elevation of 'Charity'

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The existing annexe/garage at Charity and the side elevation of the neighbouring property; Crestbank, displaying the new render which the applicant is seeking to match.

Background

Charity is a fairly modest detached bungalow situated to the north of the main built up settlement of Robin Hoods Bay. The property is accessed via a private drive serving eight properties leading from the B1447 between Robin Hoods Bay and Whitby. It is a white rendered bungalow with a concrete tile roof constructed c1970 and occupies a large plot, benefitting from uninterrupted views of Robin Hoods Bay. The property is situated towards the rear of the plot together with a flat roofed annexe/garage building located to the eastern side and a timber shed along the rear boundary. The main property has a simple architectural character and this modest simplicity is a theme of all the properties in the row; albeit having their own individual designs. The neighbouring property; Crestbank, has been upgraded and extended in recent years, introducing a contemporary style and new pallet of materials complementing the original design, form and construction of the host property.

Charity, although well maintained is of an age where a similar upgrade is required to that of Crestbank next door. Planning permission for alterations and a link extension to the existing annexe building together with the creation of a raised terrace to the front of the property and revised vehicular access and parking area was granted in 2020 under planning reference NYM/2020/0238/FL. The proposal had a fairly contemporary design, introducing new materials, such as timber cladding and aluminium window frames/features which echo some of the accents of the successful redevelopment of Crestbank to the east.

Later in 2020, a further application was made (ref.: NYM/2020/0810/FL) to revise the proposed driveway/parking arrangements in order to reduce the visual impact of parked cars on the host property, mature trees and the neighbouring property; Tresco. The application retained the existing access arrangements which also necessitated the removal of condition 6 relating to the boundary hedge as this too would remain unaffected.

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In addition, the application sought to vary the design of the proposed canopy on the front elevation, extending its length to cover the living room opening together with replacing the existing concrete tile roof covering with clay rosemary tiles, to match neighbouring property Crestbank.

This application seeks further non-material minor amendments to the proposal in order to allow for a further extension to the canopy on the front elevation together with the use of a new self-coloured render to match the neighbouring property as opposed to a render to match the host property which is a painted render which is dated and in poor condition.

Main Issues

The principle of the development has been established by the granting of planning permission in 2020 which was also varied to allow for some material revisions. The main in this case is therefore to assess whether the proposed increase in length of the canopy and use of a more modern render product would material affect the approved scheme.

It is considered that the proposed amendments are minor in extent and effect and will not materially affect the approved scheme. The canopy to the front elevation is of a simple and lightweight design and already extends over a significant proportion of the front elevation. Its extension to cover the remaining window in the front elevation of the property is not considered to have an unacceptable impact on the character and form of the dwelling. The canopy is a simple roof structure and is not enclosed, consequently it is considered likely to create relief and shadowing to the front elevation.

The host property has a painted render finish to some elevations and the primary permission carries a condition for any new render to match the original. However, the applicant's architect has advised that the existing render at Charity would appear to have been painted at some point with a colour that has a yellow tint to it, which is not particularly pleasing or appealing. Consequently, it is proposed to match the render which has recently been used at the neighbouring site (Crestbank) which is a purer white colour.

It is not considered that the proposed amendments will compromise the approved scheme of extension nor harm the character and appearance of the original dwelling or amenities of neighbouring occupiers. The revised render details are considered an overall enhancement and therefore, for the reasons given above, approval of this non-material minor amendment is recommended.