

North York Moors National Park Authority

Parish: Egton

App No: NYM/2021/0063/FL

Proposal: alterations, construction of single storey extension and first floor rear terrace with external access

Location: Flushing Meadow, Egton

Applicant: Mr & Mrs S & L Shaw
Flushing Meadow, Egton, Whitby, YO21 1UA

Agent: BHD Partnership
FAO: Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB,

Date for Decision: 29/03/2021 **Extended to:**

Consultations

Parish – No objection – 19 February 2021

Site Notice/Advertisement Expiry Date – 23 March 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. 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
Location and Block Plan	D12014-01 Rev B	23 March 2021
Plans and Elevations	D12014-02 Rev D	23 March 2021

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. MATS04 Stonework and Roofing Tiles to Match
All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.

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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.

Informative(s)

1. MISCINFO
1 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.

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

Flushing Meadow is a two storey property situated north of the main built up area of Egton. The property has stone faced walls and a pantile roof and there is a modest single garage in materials matching those of the main dwelling to the left of the property.

This application seeks planning permission for the construction of a small extension on the front of the property, in the location of the existing integral garage door. The application also seeks planning permission for the creation of modest roof terrace on the rear of the single storey extension on the north-eastern elevation of the dwelling. The terrace includes glazed balustrading.

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

It is considered that the proposed extension in the current position of the integral garage door is unlikely to have a detrimental impact on the host dwelling or surrounding area. The proposed extension is appropriate in terms of scale, position and materials.

In regard to the proposed roof terrace with glazed balustrades, it is considered that the introduction of this feature is unlikely to be harmful to the host dwelling or surrounding area. The terrace will not be significantly visible from wider views and there is a sufficient distance between the development site and any nearby residential properties, therefore minimising the impact of any overlooking. Initial proposals included a spiral staircase allowing for external access to the proposed terrace; however it was considered that this feature failed to complement the host dwelling and should be omitted from the proposals.

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The applicant subsequently agreed to omit the spiral staircase resulting in a scheme that can be supported by the Authority.

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 recommended changes to the proposal including the removal of the external staircase, so as to deliver sustainable development.