

# North York Moors National Park Authority

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Parish: Egton

App No: NYM/2021/0062/FL

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**Proposal:** installation of external insulation system and re-rendering

**Location:** 3 Esk View, Egton,

**Applicant:** Beyond Housing  
fao: Tanya Spedding, 14 Ennis Square, Dormanstown, Redcar, TS10 5JR,

**Date for Decision:** 07 April 2021                      **Extended to:**

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## Consultations

**Parish** – Support.

**Site Notice/Advertisement Expiry Date** – 22 March 2021

**Others** –

### Director of Planning's Recommendation

**Approval** subject to the following condition(s):

1. **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. **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.

### Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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.

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**Background**

3 Esk View is a modern two storey, semi-detached property located on the eastern side of Egton, outside of the Conservation Area. The property sits in an elevated position to the north of Esk View and is set back from the highway with an approximately 20 metre long front garden. Numbers 1-4 Esk View are all of similar construction and appearance with cement rendered walls under a red concrete pantile roof, with the exception that the render on 3 Esk View is finished in grey rather than white/cream like the surrounding properties.

There is no planning history for the site.

This application seeks planning permission for the removal of the existing render, installation of external wall insulation and the re-rendering of the property with an 'Eggshell' finish.

**Main Issues**

The relevant policies contained within the North York Moors Local Plan to consider in relation to this application are Strategic Policy C (Quality and Design of Development) and Strategic Policy CO17 (Householder Development).

Strategic Policy C states that in order to maintain and enhance the distinctive character of the National Park development will be permitted where, among other things, the proposal is of a high quality design and incorporates good quality materials and does not have an adverse impact upon the amenities of adjoining occupiers.

Policy CO17 states that development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park and will be permitted where among other things, 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 existing render on 3 Esk View is in a visibly poor state of repair enabling water ingress into the property. Furthermore the dark grey/brown finish of the render detracts from the uniform appearance of 1-4 Esk View which are all finished in a cream/white render with the exception of number 3. The proposed external wall insulation will significantly improve the weather tightness and thermal efficiency of the property without negatively impacting amenity levels for the existing property or adjoining occupiers. The insulation will then be rendered with an 'Eggshell' finish to match the neighbouring properties.

The development is considered to accord with policies SPC and CO17 by minimising energy use and improving the appearance of 3 Esk View.

For the reasons outlined above, this application is recommended for approval.

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**Pre-commencement Conditions**

N/A

**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.