

North York Moors National Park Authority

Parish: Hawsker-Cum-Stainsacre

App No: NYM/2021/0103/FL

Proposal: alterations and construction of single storey rear extension

Location: 3 Mill View, Low Hawsker,

Applicant: Mr A Prudom, 3 Mill View, Low Hawsker, YO22 4LD

Agent: Spectrum Design, FAO: William Henderson, 12 Willow Close,
Saltburn-By-The-Sea, TS12 1PB,

Date for Decision: 14 April 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. 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. MATS12 **Render to Match Existing**
The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use.
4. 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.

Informatives

1. MISC INF01 **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.

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Reasons for Conditions:

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 Policies A and C which seek to conserve and enhance the special qualities of the NYM National Park.
- 3 & 4. MATS00 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A and 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.

Consultations

Parish - No objection.

Site Notice Expiry Date - 18 March 2021.



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Background

3 Mill View is a two storey semi-detached dwelling located just south of Hawsker and Stainsacre Parish Hall in Low Hawsker. The property is one of the middle pair of dwellings on the west side of the road, close to the junction with the main road. All three pairs are of brick under pantile construction and originally of identical design, each with single storey paired rear extensions providing utility/garden storage areas. These extensions are finished with a painted render. The houses are of relatively simple, modern (post-war) design and are not located within a designated village conservation area.

This application proposes the construction of a single storey rear extension of the main house of lean-to design to create a larger open plan kitchen with garden room. The proposal would extend from the rear wall of the original dwelling, infilling the interior angle of the 'L-shape' plan form. The extension measures 5.75 metres wide (almost the full width of the existing dwelling) and 3.6 metres deep (exceeding current permitted development allowances by 0.6 metres). It is proposed to finish the extension in render to match the existing original rear off-shoot and the roof is proposed to be covered in pantiles to match the host property.

Policy Context

The most relevant policy contained within the NYM Local Plan to consider with this application is Policy CO17 (Householder Development).

Policy CO17 requires new development within the domestic curtilage to take full account of the character of the local area and special qualities of the National Park. Development will only be permitted where: the scale, form, position and design do not detract from the original dwelling or its setting; the development does not adversely affect residential amenity of neighbouring occupiers or that of the host property; the development reflects the principles set out in the Authority's Design Guide. In order to achieve a subservient extension, Policy CO17 states that extensions should not increase the total habitable floorspace by more than 30% (unless there are compelling planning reasons for a larger extension) and that the design detail complements the architectural form of the original dwelling.

Main Issues

The proposed extension would be similar to the existing property and would not be visible from the public highway. As such the proposal is not considered to have a significant impact on the character and appearance of the property or that of the wider area. Although there are open fields to the rear of the property, there are no public rights of way so views at the rear are extremely limited. The design of the extension follows the advice contained within the Design Guide and whilst there are neighbours to either side, given the modest nature of the extension it is not considered that the proposal would have an adverse impact on the residential amenity of the occupants of those adjacent properties. The neighbour to the north is approximately 10m away separated by driveways and substantial garden fences, whereas the existing paired extensions separate the development site from the attached neighbour to the south.

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Having regard to the size of the extension in relation to the requirements of Local Plan Policy CO17 which limits new floorspace to 30% of the original dwelling; the floor area of the original dwelling is approximately 95.15 square metres. 30% of the existing floor area is approximately 28.65 square metres and the proposed extension measures approximately 20.7 square metres. Consequently, the proposed extension complies with this element of the policy.

The Parish Council has no objection to the proposal and no other representations have been received. In view of the above, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.