

North York Moors National Park Authority

Parish: Hawsker-Cum-Stainsacre

App No: NYM/2021/0153/FL

Proposal: construction of single storey side extension following demolition of porch and detached garage

Location: 21 Prospect Field, Hawsker, Whitby,

Applicant: Mr L Harland, 21 Prospect Field, Hawsker, Whitby, YO22 4LG

Agent: Spectrum Design, 12 Willow Close, Saltburn-By-The-Sea, TS12 1PB, United Kingdom

Date for Decision: 28/04/2021

Extended to:

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN02	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.	WPDR04	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no further extensions to the dwelling shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4.	WPDR08	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no additional windows shall be inserted in the north elevation of the extension hereby permitted without a further grant of planning permission being obtained from the Local Planning Authority.
5.	RSU004	The store in the extension hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the store hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
6.	MATS04	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.

Application Number: NYM/2021/0153/FL

7.	MATS11	No work shall commence on the construction of the walls of the development hereby permitted until details of the texture and paint colour of the render, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority. The rendering and painting shall be completed no later than one month after the development hereby permitted being first brought into use.
----	--------	--

Informative(s)

1.	MISCINFO 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.
----	---------------	--

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 Strategic Policies A and C of the North York Moors Local Plan which seek to conserve and enhance the special qualities of the National Park.
3.	WPDR00	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with Strategic Policies A and C and Policy CO17 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development.
4.	WPDR00	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with Strategic Policies A and C and Policy CO17 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development.

Application Number: NYM/2021/0153/FL

5.	RSUO00	In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would be likely to adversely affect the amenities of existing and future occupiers of the site and to accord with the provisions of Policy CO17 of the North York Moors Local Plan.
6.	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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.
7.	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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.

Consultations

Parish – No objections

Site Notice/Advertisement Expiry Date – 6 April 2021

Application Number: NYM/2021/0153/FL



Application Number: NYM/2021/0153/FL

Background

This application relates to a semi-detached property located on the east side of a small residential cul-de-sac in the centre of Hawsker. It is a stone built property under a pantile roof with white uPVC windows. To the side and rear is a detached timber garage/store.

Planning permission is sought for a single storey side extension to provide porch/utility room and kitchen extension with attached garden store, to be built in stone to the front elevation to match the house with the remaining elevations rendered, under a pantile roof.

Main Issues

The most relevant policy of the Local Plan is Policy CO17 which supports proposals for new development within the domestic curtilage of dwellings only where the scale, height, form, position and design would not detract from the character and form of the original dwelling or its setting in the landscape and it would not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling. All proposals are expected to follow the principles outlined in the Authority's Design Guide.

The policy also requires any extension to be clearly subservient to the main part of the building and to not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension.

With regard to outbuildings, Policy CO17 requires proposals to be required for purposes incidental to the residential use of the main dwelling; proportionate in size and clearly subservient to the main dwelling; and located in close proximity to existing buildings.

The side extension would replace the existing porch and detached timber store/garage and extend beyond the rear elevation of the host property along the common boundary. Although physically attached, the extension being set well back from the front elevation and, with a hipped roof to match, would be viewed almost as a detached structure and subservient to the host property. Whilst it does extend 12.3 metres along the common boundary, it is set 1 metre off the boundary into the applicant's garden and the neighbouring property benefits from a driveway alongside this boundary such that the extension is unlikely to adversely affect the residential amenities of the neighbouring occupiers. It is therefore considered that the scale, height, form, position and design would not detract from the character and form of the original dwelling nor adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling in accordance with Policy CO17.

The total floorspace of the existing dwelling (excluding the existing porch and detached timber garage/store) amounts to approx. 81.2 sq.m; the habitable floor space of the extension amounts to 19.95 sq.m which equates to a 24.6% increase in floorspace. As such the proposal would meet with the size criteria of Policy CO17. In these calculations the floorspace of the proposed store has been excluded as this would not be habitable accommodation; a condition is recommended to ensure this remains as storage and not converted into habitable accommodation which would otherwise contravene with Policy CO17.

Application Number: NYM/2021/0153/FL

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.