

North York Moors National Park Authority

Parish: **Staintondale**

App No: **NYM/2021/0237/FL**

Proposal: construction of single storey rear extension and side porch extension

Location: Fir Tree Lodge, Scarborough Road, Staintondale Road, Ravenscar

Applicant: Mr Trevor Johnson, Fir Tree Lodge, Scarborough Road, Staintondale Road, Ravenscar, YO13 0ER

Agent: A L Turner + Associates, fao: Tony Turner, 1 Loring Road, Ravenscar, Scarborough, YO13 0LY

Date for Decision: 21 May 2021

Director of Planning's Recommendation

Approval subject to the following conditions:

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. 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 extensions to the property known as Fir Tree Lodge shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4. MATS05 **Natural Stone Traditionally Coursed/Jointed**
The external walls of the development hereby permitted shall be constructed in natural stone, which shall be coursed and jointed in the local tradition.
5. MATS00 The external timber cladding of the building hereby approved shall be vertical and shall be allowed to weather naturally (or stained dark brown) and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. 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.
7. MATS72 **Black Coloured Rainwater Goods**
The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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Informative

1. MISC **Bats**
INF01 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.

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. 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 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 to 7. 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.

Highways - No objection.

Site Notice Expiry Date - 30 April 2021.

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Photograph of Fir Tree Lodge taken from the road. The property is a linear bungalow, orientated parallel with the road of random stone construction under a red pantile roof with central chimney stack and small lean-to porch on side (gable elevation). It is set back in the plot with timber post and rail fence boundary with fir trees to the north (right) boundary and an open pasture field to the south (left).



Rear elevation of Fir Tree Lodge; characterised by four window openings and a central door opening. The door opening and window to the right are boarded up. The ground is laid to a patio.

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Background

Fir tree lodge is a relatively modern bungalow of random stone construction under a red clay pantile roof. The property obtained planning permission in February 1976 and has not been altered since that original permission. It is linear in form, orientated parallel with the road but set back a little with a front garden and driveway to the left hand side (south). There is a modest lean-to porch to the south facing gable and at the rear of the property are the remains of a solid construction garage which has almost been completely demolished following fire damage. There are no immediate neighbours.

This application seeks full planning permission for the construction of a single storey rear extension; roughly square on plan, although the corners are squared to create a hipped roof design. The extension measures 5m from the rear elevation by 6.8 metres wide. The roof structure would tie into the main house below the ridge. A further very small addition is proposed to the porch; extending it by approximately 1.65 metres to the rear. Both extensions are proposed to be clad in vertical timber (cedar) with a natural finish. The room is shown to be a multi-functional area including lounge/studio/study.

Policy Context

The relevant policies contained within the NYM Local Plan to consider with this application are Strategic Policy C (Quality and Design of Development) and Policy CO17 (Householder Development) together with the requirements of the adopted Design Guide.

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 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 main issues are considered to be whether the proposal is of a size, scale and design which is appropriate for the host property and setting in accordance with the above policy requirements.

The extension would not be visible from the public highway and as such would not impact on the character and appearance of the property in its wider context. The design of the extension would be similar to the existing property and the position at the rear and set in from the gable elevation with a lower ridge height follows the advice contained within the Design Guide.

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Although the extension would have a stone plinth and roof tiles to match the host property, it is proposed to be clad in vertical timber (cedar) cladding with a small hipped design to the roof. The use of vertical timber cladding in this non-conservation area context and in association with a relatively modern property is considered acceptable and would contribute to its subservience. Having regard to the roof design, although a simple ridge and gable would be most fitting, in the wider context where hipped roofed dwellings are not uncommon (the neighbour to the south has a hipped roof) and the very discreet location of the extension, the proposal is not considered unacceptable.

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 agent has confirmed that the floor area of the original dwelling is approximately 125 square metres. 30% of the existing floor area is approximately 37.5 square metres and the proposed extension measures approximately 31.68 square metres. Consequently, the proposed extension complies with this element of the policy.

The Parish Council and Highway Authority have 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.