

North York Moors National Park Authority

Delegated decision report

Application number
NYM/2020/0969/FL

Development description
installation of replacement uPVC windows and door

Site address
Robin Hill, Raven Hall Road, Ravenscar,

Parish
Staintondale

Case officer
Miss Kelsey Blain

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text												
1	TIME01	<p>Standard Three Year Commencement Date</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p>												
2	PLAN01	<p>Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified</p> <p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Application Form</td><td></td><td>09 December 2020</td></tr><tr><td>Location Plan</td><td></td><td>09 December 2020</td></tr><tr><td>Design and Access Statement</td><td></td><td>09 December 2020</td></tr></tbody></table>	Document Description	Document No.	Date Received	Application Form		09 December 2020	Location Plan		09 December 2020	Design and Access Statement		09 December 2020
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Document title

		Amended Window Details 30 June 2021 or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3	MATS54	Trickle Vents Shall Not be incorporated into Windows Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	PLAN01	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	MATS02	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.

Informative(s)

Informative number	Informative code	Informative text
1	MISCINF01	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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Consultation responses

Parish

No objections.

Third party responses

Publicity expiry

Advertisement/site notice expiry date: 15 April 2021



Background

Robin Hill is a detached two storey property located to the east of Raven Hall Road and to the north of St Hilda's Church in Ravenscar. The property was constructed following the granting of planning permission in 1986 and consists of a stone façade beneath a pantile roof. The fenestration consists of stormproof timber casement windows with leaded glazing and a timber partially glazed front door. Condition 13 of the original approval removed domestic permitted development rights from the property.

Planning permission for the erection of a two storey rear extension and single storey uPVC conservatory was granted in 1997.

This application now seeks planning permission for the replacement of the timber windows and front door within the property with uPVC alternatives.

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 windows were installed when the property was constructed and consist of timber stormproof side hung casements with a diamond leaded design. This application seeks to replace the windows with uPVC alternatives. The application originally proposed the use of white stormproof uPVC casement windows, however these were not felt to be of a suitable standard of design to justify the loss of the traditional material. As such the applicant agreed to amend the application to the use of flush fitting uPVC casements in dark grey to reflect the dark colour of the existing windows. As the main property is a modern dwelling with a uPVC conservatory, the installation of uPVC windows is not considered to detract from the character of the dwelling and the use of flush fitting casements is considered to be a sufficient improvement on the current stormproof design to justify the loss of the traditional material. The proposed replacement front door would be a partially glazed and panelled uPVC composite and would be the same colour as the replacement windows.

The proposals would utilise good quality, traditional designs that reflect the character and appearance of the main dwelling and are therefore considered to be in accordance with SPC and Policy CO17.

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

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 recommended changes to the proposal including the use of flush fitting rather than stormproof casements, so as to deliver sustainable development.