

North York Moors National Park Authority

Delegated decision report

Application number

NYM/2021/0435/FL

Development description

installation of door to side elevation of garage

Site address

19 Hermitage Way, Sleights

Parish

Eskdaleside-Cum-Ugglebarnby

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	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.

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.

Consultation responses

Parish

No objections.

Third party responses

None

Publicity expiry

Advertisement/site notice expiry date: 14 July 2021

East elevation of the detached garage at 19 Hermitage Way, Sleights.



Front elevation of the detached garage at 19 Hermitage Way, Sleights.



Background

19 Hermitage Way is a modern detached bungalow constructed of stone and pantile and located to the south of Eskdaleside. The property was constructed along with 41 other dwellings following the granting of planning permission in 1981.

A detached double garage lies to the east of the property and is constructed of stone beneath a dual pitched pantile roof.

This application seeks planning permission to install a single door into the east elevation of the garage.

Main issues

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

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park by requiring that developments are of a high quality design and incorporate good quality materials and do not have an adverse impact upon the amenities of adjoining occupiers. Furthermore, the scale, height, massing and form of the proposal should be compatible with surrounding buildings.

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 proposed door would be located within the garage's east elevation and would provide pedestrian access to the garage. The door would have an overall height of 2.05 metres and a width of 0.9 metres and would consist of solid uPVC with no glazing, coloured Anthracite Grey to match the existing uPVC windows within the property. The door would only be visible from the rear of the adjacent property Stonyway, which is located more than 20 metres from 19 Hermitage Way, and would be largely screened by an existing fence and supporting climbers. The development is considered to be of an acceptable scale and size for this modern property and as there would be no glazing within the door, the development would have no impact upon the amenity levels of neighbouring properties.

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.