

# North York Moors National Park Authority

## Delegated decision report

### Application number

**NYM/2021/0530/NM**

### Development description

non material amendment to planning approval NYM/2020/0948/FL to allow 1 no. additional rooflight, alterations to fenestration and addition of canopy porch

### Site address

**Meadowcroft, Dark Lane, Raw,**

### Parish

**Fylingdales**

### Case officer

**Mrs Jill Bastow**

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

Condition number	Condition text												
1	<p>The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the 1 no. additional rooflight, alterations to fenestration and addition of canopy porch as shown on the following document(s):</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Elevations As Proposed</td><td>20-104 (WD)-P-(00)-007 A</td><td>6 July 2021</td></tr><tr><td>First Floor Plan As Proposed</td><td>20-104 (PL)-P-(00)005</td><td>28 July 2021</td></tr><tr><td>Email confirming rooflight to be opaque glazing</td><td></td><td>28 July 2021</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2020/0948/FL.</p>	Document Description	Document No.	Date Received	Elevations As Proposed	20-104 (WD)-P-(00)-007 A	6 July 2021	First Floor Plan As Proposed	20-104 (PL)-P-(00)005	28 July 2021	Email confirming rooflight to be opaque glazing		28 July 2021
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## Consultation responses

### Parish

No objection

### Third party responses

Mrs Susan Leatham, Croft Cottage, Dark Lane, Raw, Fylingthorpe – Objects to the additional roof light which results in 3 roof lights that will look over the conservatory which has a glass roof on it allowing people to see inside, a further loss to privacy.

### Publicity expiry

23 July 2021

Document title

## Background

Meadowcroft is a timber clad single storey dwelling dating back to around the time of World War I, occupying a slightly elevated plot at the southern limits of the hamlet of Raw. In addition to the main dwelling there is also a mono-pitched brick outbuilding, a timber clad single garage, shed and greenhouse. The property although single storey has an unusually steeply pitched roof with a high ridge height which allows for accommodation (two bedrooms) in the roofspace. Access to the property is via Dark Lane, a green land/bridleway unsuitable for motor vehicles beyond the current drive and garage to the property.

Planning permission was granted in April this year for a replacement dwelling, one-and-a-half storey in height on the site of the existing timber chalet and brick outbuilding. The approved dwelling is to be primarily clad in timber boarding with coursed stone feature walls under a zinc roof. In addition planning permission was granted for the excavation of the site to provide a level access from the green lane to a double garage with a flat sedum roof in place of the existing single garage, shed and greenhouse.

This application seeks a non-material amendment to those plans approved in 2019 comprising an additional rooflight, alterations to fenestration and addition of canopy porch.

## Main issues

The principle of the construction of a replacement dwelling has already been established by the granting of planning permission in April 2021 and work is due to start on site this year.

Under section 96A of the Town and Country Planning Act 1990 a local planning authority may make a change to any planning permission if they are satisfied that the change is not material. In deciding whether a change is material, a local planning authority must have regard to the effect of the change on the planning permission as originally granted.

In this case it is considered that the additional rooflight on the side (north) elevation to the en-suite bathroom, a canopy porch to the south elevation and minor adjustments to the fenestration would not change the planning permission as originally granted for a replacement dwelling of a high quality contemporary design which reflects architectural features of the local vernacular whilst using a palette of traditional and modern materials. No change is proposed to the position, footprint, scale or massing of the approved dwelling and the internal floorspace also remains unchanged.

With regard to the neighbour's concerns, the additional rooflight would be to the en-suite bathroom, will be 2 metres above floor level and obscure glazed such that it would not change the impact of the approved development on the neighbouring property, Croft Cottage.

The amendments relate purely to the external appearance and are considered to be non-material and as such approval is recommended.

#### 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.