

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0545/FL

Development description: alterations and construction of single storey rear extension

Site address: 42 Iburndale Lane, Sleights,

Parish: Eskdaleside-Cum-Ugglebarnby

Case officer: Miss Megan O'Mara

Applicant: Ms L Walker
42 Iburndale Lane, Sleights, Whitby, YO22 5DP

Agent: Eric Matthew
Valley View, Underhill , Glaisdale, YO21 2PF, United Kingdom

Director of Planning's Recommendation

Approval subject to the following: / Refusal for the following reason(s)

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.
3	MATS12	Render to Match Existing The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained unless

		otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use.
4	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.
5	WPDR04	Withdrawal of PD Part 1 Class A - Extensions Only (insert) 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 42 Iburndale Lane shall take place without a further grant of planning permission being obtained from 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	PLAN00	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	MATS00	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.
4	MATS00	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.
5	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.

Consultation responses

No responses

Publicity expiry

Advertisement/site notice expiry date: 24 August 2021



This photo shows the rear of 42 Iburndale Lane, where the proposed rear extension is to be constructed.

Background

42 Iburndale Lane is the central terrace in a row of three two storey properties under pantile and is largely unaltered. Planning permission was granted for a catslide dormer on the rear roof slope in 2020 under reference NYM/2020/322/FL; this scheme is yet to be implemented.

This application seeks planning permission for a modest extension on the rear of the property.

Main issues

Relevant Policies

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 states that development within the domestic curtilage of dwellings should only be permitted where the scale, height, form, position and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

Discussion

This application seeks planning permission for a modest extension on the rear of the property. The extension will allow for a dining room and porch, with a roof lantern serving the proposed dining room. The applicants have taken inspiration from an extension approved on the neighbouring property (NYM/2021/0360/FL).

Policy CO17 explains that any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension. The property has not been extended in the past and the proposals will increase the original habitable floorspace by 26%. This is just under the 30% limit and in accordance with Policy CO17 Permitted Development Rights have been removed.

It is not considered that the overall scale, position or design of the proposed development would have a harmful impact on the host building or the surrounding area, nor will have a negative impact on the amenities of the neighbouring properties. The

development is in accordance with the Authority's adopted policies and is therefore recommended for approval.

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.