

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0555/FL

Development description: alterations and installation of replacement dormer window

Site address: Stonecroft, Low Wood Lane, Lealholm

Parish: Glaisdale

Case officer: Miss Kelsey Blain

Applicant: Mr & Mrs S & N Gande
12 Blenheim Avenue, Whitby, YO21 3HR

Agent: BHD Partnership
Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB, United Kingdom

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	PLAN02	<p>Strict Accordance With the Plans/Specifications or Minor Variations</p> <p>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.</p>
3	MATS04	<p>Stonework and Roofing Tiles to Match</p> <p>All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.</p>
4	MATS46	<p>Window Frames in Reveals to Match Existing</p> <p>The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
5	GACS00	<p>No external lighting shall be installed in the development hereby permitted without first obtaining planning permission from the Local Planning Authority.</p>

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	MATS01	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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4	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.
5	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.

Informative(s)

Informative number	Informative code	Informative text
1	MISCINF01	<p>Bats</p> <p>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.</p>

2	MISCINF12	<p>Birds</p> <p>Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.</p>
3	INFO0	<p>Swifts</p> <p>Swift (<i>Apus apus</i>) populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website; https://www.swift-conservation.org/ with additional swift box ideas from Action for Swifts; http://actionforswifts.blogspot.com/search/label/nestbox%20design</p>

Consultation responses

Parish

No comments received.

Third party responses

None

Publicity expiry

Advertisement/site notice expiry date: 16 August 2021

Photo showing front elevation of Stonecroft, Low Wood Lane, Lealholm.



Photo showing the south east elevation of the detached double garage.



Background

Stonecroft is a detached one and a half storey bungalow located in an isolated position to the south of the village of Lealholm. The dwelling was constructed following the granting of planning permission in 1965 and is relatively modern in appearance with a concrete tile roof and uPVC windows and doors. A large detached double garage lies to the south-east of the property and due to the topography of the site, sits higher than the main house.

This application seeks planning permission to replace the existing dormer window and for alterations to the exterior of the detached garage.

Main issues

The most relevant policies contained within the NYM Local Plan to consider with 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.

CO17 states that development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will be permitted where among other things, the 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.

This application proposes to re-build the existing dormer window to the same design and scale, but would utilise lead rather than felt cheeks. While the Authority would prefer that any new dormer window be located on the property's rear roof elevation, as the proposal will be of the same size, design and position as the existing dormer window, it is not felt that it would detract from the character and form of the original dwelling in this instance.

The alterations to the garage involve infilling existing openings with stone and would facilitate the conversion of the garage into a studio/living area. The applicant has been advised that the change of use of the garage benefits from permitted development provided it remains ancillary to the main house. 1 no. new window opening would be inserted within the infilled garage door opening and would match the other replacement windows in design and size.

The existing property is non-traditional in character and appearance and as the proposed materials would match the main house, the proposals are not considered to detract from the character and form of the original dwelling or its setting in the landscape. The development would have no adverse impact upon the amenity levels of neighbouring occupiers and the loss of the domestic outbuilding is considered to have little impact upon the amenity levels of the main house due to the existing large outbuildings to the north-east of the property.

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.