

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0585/FL

**Development description:** installation of 2 no. replacement first floor windows

**Site address:** 161 Coach Road, Sleights

**Parish:** Eskdaleside-Cum-Ugglebarnby

**Case officer:** Miss Kelsey Blain

**Applicant:** Mrs Julie Cownden, 161 Coach Road, Sleights, Whitby, YO22 5EN

**Agent:** JD Roach (Builders) Ltd, 14 Waterstead Lane, Whitby, YO21 1PF

## 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.
3	MATS09	Brickwork to Match  All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing building unless otherwise agreed in writing with the Local Planning

		Authority.
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**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.

**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>

## Consultation responses

### Parish

No comments received.

### Third party responses

None.

### Publicity expiry

Advertisement/site notice expiry date: 08 September 2021

Photo showing side elevation of 161 Coach Road, Sleights.



## Background

161 Coach Road is a modern detached dwelling located to the south of St John's Church in Sleights. The property is constructed of brick with a concrete tile roof with white uPVC windows and doors.

There is no planning history for the property.

This application seeks planning permission for the widening of 2 no. existing first floor window openings and insertion of replacement windows.

## 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.

161 Coach Road is a modern dwelling with existing uPVC windows and doors. The property is not visible from the main highway that runs through Sleights, although a public right of way runs parallel to the property's north facing side elevation.

This application seeks to widen the 2 no. first floor windows within this elevation so that 2 pane, side hung casement windows may be installed. The replacement windows would match the existing in material and style and due to the size of the elevation, it is felt that an appropriate solid to void ratio would be maintained in accordance with Part 2 of the NYM Design Guide.

The elevation fronts a public right of way and open field under the applicant's ownership. As the application involves the widening of existing windows, it is not felt that the development will have any negative impact upon the amenities of adjoining occupiers.

The development is not considered to detract from the character and appearance of the main dwelling or the surrounding landscape and is therefore in accordance with NYM 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.