

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0635/FL

Development description: construction of single storey rear extension

Site address: 22 Summerfield Lane, Stainsacre,

Parish: Hawsker-Cum-Stainsacre

Case officer: Mrs Helen Stephenson

Applicant: Mr Keith Attridge
22 Summerfield Lane, Stainsacre, Whtiby, YO22 4NU

Agent: Close, Granger, Gray and Wilkin
fao: Mr Geoff Hodgson, 28 Market Place, Guisborough, TS14 6HF

Director of Planning's Recommendation

Approval subject to the following conditions:

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.	MATS10	<p>Brickwork and Roofing Tiles to Match</p> <p>The brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.</p>
4.	MATS41	<p>Windows - Match Existing</p> <p>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.</p>
5.	MISC00	<p>The skip and shipping container currently located in the front garden of the property shall be removed from the site within one month of the extension being completed. The skip and container or any other replacement facility shall not be erected at the site without first obtaining the relevant 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.	PLAN00	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
3 & 4.	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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.	MISC00	In the interests of the visual amenities of the locality and to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the special qualities of the National Park.

Consultation responses

Parish

No objection to the proposal but have concerns over where the skip and shipping container currently located at the property will be placed whilst works are undertaken.

Third party responses

Name

None received

Publicity expiry

Site notice expiry date – 16 September 2021.



Front and side elevation looking west.



Front and side elevation looking south east.

Background

22 Summerfield Lane is a relatively modest detached bungalow of brick under concrete tile construction. It is located on the south side of Summerfield Lane toward the eastern limits of Stainsacre and sits within a row of similar properties. The bungalow is constructed gable facing the road with vehicular access and an area of hardstanding in front of the dwelling which currently has a moderately untidy appearance; a small container and open skip are sited to the front of the house. A flat roof single garage exists to the side with a further timber garden shed at the rear.

This application proposes a single storey rear extension of matching proportions and materials to the host dwelling. The extension would provide a larger ensuite bedroom and lounge area allowing reorganisation of the internal space to provide a dining area.

Main issues

The relevant policies contained within the NYM Local Plan to consider with this application are Strategic Policy C (Quality and Design of Development) and Policy CO17 (Householder Development).

SPC 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 requires new development within the domestic curtilage to take full account of the character of the local area and special qualities of the National Park. Development will only be permitted where: the scale, form, position and design do not detract from the original dwelling or its setting; the development does not adversely affect residential amenity of neighbouring occupiers or that of the host property; the development reflects the principles set out in the Authority's Design Guide. In order to achieve a subservient extension, Policy CO17 states that extensions should not increase the total habitable floorspace by more than 30% (unless there are compelling planning reasons for a larger extension) and that the design detail complements the architectural form of the original dwelling.

The main issues to consider are therefore whether the proposed extension to the main house is in a position and of a size, scale and design which is compatible with the host property and its setting, taking into account the impact on neighbouring amenity.

The proposed extension is to the rear of the property where its impact on the street scene and neighbouring impact is lesser. The design of the extension is considered to adequately match the host property and is subservient in size. It is regrettable that the proposal does not take into account the advice contained within

Part 2 of the adopted Design Guide in relation to narrower gable width and lower ridge height, however; taking into account the existing age and architectural character of the main house together with the location at the rear of the property, the proposal is not considered to result in unacceptable harm in this non-conservation area setting.

Having regard to the increase in floor area, the agent has provided calculations to demonstrate that the extension amounts to just under 30% of the original floor area: floor area of the existing dwelling is 119 square metres which allows an increase of 35.7 square metres. The floor area of the proposal is 33 square metres.

The Parish Council has no objection to the proposal however, concern has been raised in respect of the siting of a shipping container and skip at the front of the property. The siting of such development at the front of the property would require planning permission and therefore in order to address the Parish Council concerns it is recommended that a condition is added requiring the removal of the items.

No other representations have been received. In view of the above, the proposal is considered to meet the above policy requirements and approval is recommended.

Explanation of how the Authority has worked positively with the applicant/agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.