

## North York Moors National Park Authority

Ward: Scarborough Borough Council (South)

Parish: Darncombe-Cum-Langdale End

App No. NYM/2020/0355/FL

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**Proposal:** construction of single storey garden room extension and raised terrace area

**Location:** 4 Woodcutters Cottage, Darncomb Bungalows, Langdale End, Scarborough

**Applicant:** Mr & Mrs Stevens, The Grey House, 4 Pine View House, Stowmarket, Suffolk, IP141BZ

**Agent:** Richard G Winn, Old Barn Cottage, Main Street, Allerston, Pickering, YO18 7PG

**Date for Decision:** 21 July 2020

**Grid Ref:**

### Consultations

**Parish** - No objection provided that the roof of the proposed extension is cedar shingles to match the existing roof (as indicated on plan 1301-3A dated July 2013).

**Forestry Commission** -

**Site Notice Expiry Date** - 25 June 2020.

### Director of Planning's Recommendation

**Approval** subject to the following conditions:

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. MATS00 The cedar shingle roof material utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
4. MATS00 The external timber cladding of the extension hereby approved shall match that of the existing building and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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**5. MATS72 Black Coloured Rainwater Goods**

The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

**Reasons for Conditions**

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 Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
- 3 to 5. MATS02 For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 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.



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**Background**

No.4 Darncombe Bungalows is a modest semi-detached property situated on rising ground about a mile and a half south of the Hackness to Langdale End road. Darncombe forms a small hamlet of around nine properties which are all of similar design of dark stained shiplap boarded exterior cladding with a high, steeply sloping pitched roof. The row of properties are similar in appearance and all benefit from large gardens to the side and rear with access to the rear via a single track.

Planning permission was granted in 2013 for the construction of a garden room to the side elevation but the extension was not implemented and the permission has lapsed.

The property is now in new ownership and the current owners would like to extend and improve the property. Pre-application advice has been sought leading to the submission of this application. This application seeks full planning permission for the construction of a garden room to the side elevation and raised terrace to the front. The garden room measures approximately 5 metres by 5 metres, set back from the front and rear elevations by approximately 50cm. The proposed extension is identical in size, scale and form to that proposed in 2013 but has revised design. It is described as single storey but the overall ridge height is only 70cm lower than the main ridge, the floor plans indicating a vaulted ceiling. The front and rear of the extension is characterised by a set of four panel bi-fold doors and the gable end elevation has no openings and the whole structure would be clad in dark stained shiplap boarding to match the host property. A brick chimney stack has been included and the roofing material is proposed to be cedar shingles to match the main dwelling.

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Plan Policies to this application are Development Policy 3 (Design) and Development Policy 19 (Householder Development) together with the advice contained within Part 2 of the Authority's adopted Design Guide in relation to conservatories.

These policies collectively seek to ensure that development maintains and enhances the special character of the National Park; is sympathetic to the character and appearance of the host dwelling and; should not have an adverse effect upon the amenities of neighbours. This is to be achieved through careful siting, high quality design and appropriate scale, mass and materials.

Part 2 of the Authority's adopted Design Guide (Extensions and Alterations to Dwellings) states that it is important that side extensions are narrower in gable width than the main building and with a lower roof height. This retains the architectural integrity of the original building but also ensures that the extension is subservient to the main house. For similar reasons, side extensions should not be as wide as the main building frontage and side extension which project forward of the main building are unlikely to be acceptable.

The proposal is considered to be of an acceptable size, scale and position in relation to the host property. The design of the extension has been well considered and is very sympathetic to the host property and neighbouring amenity (i.e. there are no windows in the elevation facing the neighbour).

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The Parish Council has raised the matter of the proposed roof covering, identifying that the proposed material differs between the application forms and proposed plans. This has been discussed with the Agent and it is understood that the proposal is to match the existing cedar shingles. Officers are of the opinion that the cedar shingles are the most appropriate roof covering and consequently it is recommended that this is reinforced by condition.

No other representations have been received and in view of the above, approval is recommended.

**Draft Local Plan**

Policies CO17 (Householder Development) and SPC (Quality and Design of Development) have very similar requirements to the current DP19 and DP3 in terms of scale, height, design, quality of construction materials and general amenity considerations of new development. In order to achieve a subservient extension, emerging Policy CO20 in order to achieve a subservient extension, the policy requires that the new development does not increase habitable floorspace by more than 30%. In this case the proposal is considered to be in compliance with the relevant emerging draft Local Plan Policies.

**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.