

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0666/FL

Development description: alterations, construction of single storey extension and first floor rear terrace with external access (revised scheme to NYM/2021/0063/FL)

Site address: Flushing Meadow, Egton,

Parish: Egton

Case officer: Miss Megan O'Mara

Applicant: Mr & Mrs S & L Shaw
Flushing Meadow, Egton, Whitby, YO21 1UA

Agent: BHD Partnership
fao: Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB,

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	MATS04	Stonework and Roofing Tiles to Match 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.
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	GACS07	External Lighting - Submit Details No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

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 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	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	GACS00	In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents.

Consultation responses

Parish

No objections – 22 September 2021

Publicity expiry

Advertisement/site notice expiry date: 6 October 2021



This photograph shows the northern elevation of the property.

Background

Flushing Meadow is a two storey property situated north of the main built up area of Egton. The property has stone faced walls and a pantile roof and there is a modest single garage in materials matching those of the main dwelling to the left of the property.

This application seeks planning permission for a revised scheme of previously approved application NYM/2021/0063/FL for the creation of modest roof terrace on the rear of the single storey extension on the north-eastern elevation of the dwelling. The terrace includes glazed balustrading and an external spiral staircase.

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

It is considered that the introduction of the terrace is unlikely to be harmful to the host dwelling or surrounding area. The terrace will not be significantly visible from wider views and there is a sufficient distance between the development site and any nearby residential properties, therefore minimising the impact of any overlooking. During the previous application the external spiral staircase was negotiated out of the scheme in order that the proposals better complimented the host dwelling and local vernacular. However this scheme reintroduces the spiral staircase; whilst this is regrettable it is accepted that the presence of the staircase will not have a detrimental impact.

In view of the above, the application is 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.