

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0767/FL

Development description: construction of replacement conservatory to side elevation

Site address: 1 Railway Cottages, Sneaton Lane, Ruswarp,

Parish: Sneaton

Case officer: Mrs Helen Stephenson

Applicant: Denise Ritchie, 1 Railway Cottages, Sneaton Lane, Ruswarp, Whitby, North Yorkshire, YO22 5HL

Agent:

Director of Planning's Recommendation

Approval subject to the following:

Conditions

Condition number	Condition code	Condition text
1.	TIME01	Standard Three Year Commencement Date

Document title

		The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
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.	MATS09	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.

Reasons for conditions

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.	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.

Consultation responses

Parish

No objection.

Highways

No objection.

Third party responses

Name

None received.

Publicity expiry

Site notice expiry date – 16 December 2021.



View of application property from the opposite side of the road showing its front and side elevation. Attached to the side of the property is the existing conservatory which is partially screened by the boundary wall and hedge. To the rear of the site, the front gable of the garage can be seen.

Background

This application relates to No. 1 Railway Cottages which forms the westernmost property of a pair of brick built cottages. The properties front Sneaton Lane, (the main road through the village) and benefit from generous gardens with space to both the rear (north of the houses) and a substantial amount to the sides. The properties are located adjacent to McNeil's Country Store in Ruswarp and sandwiched between the Railway/River Esk to the rear and Sneaton Lane at the front. Vehicular access to No.1 is provided to the west of the property and enclosed by a solid timber gate. There is an existing detached garage towards the rear and at the side of the house is a modest timber framed conservatory which was granted permission in July 2000.

This application seeks full planning permission for the replacement conservatory on a like-for-like basis. Planning permission is required due to the location of the structure at the side of the property.

Policy Context

The relevant policy contained within the NYM Local Plan to consider with this application is Policy CO17 (Householder Development). 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.

Main issues

The main issues to consider with this application are whether the proposed conservatory is acceptable in terms of its siting, size, design and materials for the host property and wider area.

The conservatory is positioned at the side of a fairly prominent property which means it is highly visible in public views. However, it is to be a like-for-like replacement of a structure that has been in situ in excess of 20 years and consequently it is not considered that the application represents any undue harm in this non-conservation area village. The structure is modest in scale and appears subservient to the main dwelling. The existing conservatory is partially screened by the front boundary wall/gate and hedging. The immediate area is characterised by a mix of uses and building styles from residential to agricultural and commercial/industrial.

The proposed conservatory is of timber framed construction and therefore represents a high quality of material which is appropriate for this relatively traditional property in the National Park.

No objections have been received in connection with the application and therefore, in view of the above, 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.