

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0936/NM

Development description: non material amendment to planning approval NYM/2016/0349/FL to allow changes to internal layout and window material

Site address: Rock Haven, Newlands Road, Cloughton

Parish: Cloughton

Case officer: Mrs Hilary Saunders

Applicant: Mrs Angela Widdup
Rock Haven, Newlands Road, Cloughton, Scarborough, North Yorkshire, YO13 0AR

Agent: Alan Campbell Architects
7 Cliff Bridge Terrace, Scarborough, North Yorkshire, YO11 2HA

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text									
1	PLAN03	<p>The development hereby approved shall only be carried out in accordance with the specific amendment(s) for changes to fenestration and internal layout as shown on the following document(s):</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Floor plans as Proposed</td><td>1690/13</td><td>19 November 2021</td></tr><tr><td>Elevations as Proposed</td><td>1690/14</td><td>19 November 2021</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2016/0349/FL</p>	Document Description	Document No.	Date Received	Floor plans as Proposed	1690/13	19 November 2021	Elevations as Proposed	1690/14	19 November 2021
Document Description	Document No.	Date Received									
Floor plans as Proposed	1690/13	19 November 2021									
Elevations as Proposed	1690/14	19 November 2021									

Consultation responses

Parish
Insert

Third party responses

Name
Insert

Publicity expiry

N/A

Background

Planning permission was granted at appeal in 2017 for the conversion of this timber stable building to two units of holiday accommodation.

This application seeks permission for a non-material amendment to allow changes to the internal layout of the holiday units, add an extra shuttered window in the rear (roadside elevation) change the method of opening of the larger glazed doors in the garden facing elevation and to install colour coated aluminium windows rather than timber.

Main issues

Local Plan

Strategic Policy C- Design - seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high quality design; incorporates good quality construction materials and design details that reflect architectural character and form of the original building or the local vernacular; the siting, orientation, layout and density complement existing buildings; the scale, height, massing and form are compatible with surrounding buildings and not have an adverse impact upon the amenities of adjoining occupiers; sustainable design and construction techniques are incorporated; there is a good quality landscaping and planting scheme; local wildlife and biodiversity is enhanced; provision is made for adequate storage, cycling facilities and car parking are provided and the proposal ensures the creation of an accessible, safe and secure environment for all potential users.

Material Considerations

The principal of the development of this site has already been accepted and the proposed amendments to the internal layout, one additional shuttered window and change to the method of opening of the larger glazed doors details would comprise minor alterations which would not have a detrimental impact on the character and design of the development or the local landscape.

In view of the above, approval is recommended.