

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0894/FL

Development description: construction of first floor rear extension

Site address: Westfield, Sledgates, Fylingthorpe,

Parish: LCPs of Fylingdales and Hawsker-cum-Stainsacre

Parish: Fylingdales

Case officer: Mrs Helen Stephenson

Applicant: Ms Danielle Heselton

Westfield, Sledgates, Fylingthorpe, Whitby, North Yorkshire, YO22 4TZ

Agent: Mr Stephen Mann

Nookside, Whitby Road, Robin Hoods Bay, Whitby, ,

Director of Planning's Recommendation

Approval subject to the following:

Conditions

Condition number	Condition code	Condition text
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Document title

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.	PLAN01	<p>Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified</p> <p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Location & block plan</td> <td>21. 01. 05</td> <td>04 Nov 2021</td> </tr> <tr> <td>Proposed plans</td> <td>21. 01. 04</td> <td>04 Nov 2021</td> </tr> <tr> <td>Proposed elevations</td> <td>21. 01. 03a</td> <td>17 Dec 2021</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Location & block plan	21. 01. 05	04 Nov 2021	Proposed plans	21. 01. 04	04 Nov 2021	Proposed elevations	21. 01. 03a	17 Dec 2021
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Proposed elevations	21. 01. 03a	17 Dec 2021												
3.	WPDR00	<p>Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no extensions to the property known as Westfield shall take place without a further grant of planning permission being obtained from the Local Planning Authority.</p>												
4.	GACS00	<p>No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be Dark Night Skies compliant, fitted with a warm white bulb of 3000k or less and no more than 500 lumens. All lighting fixtures should be shielded/fully cut off to prevent upward and minimise horizontal light spill and all lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.</p>												
5.	MATS13	<p>Roof Tiles to Match Existing</p> <p>The roof tiles 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.</p>												

6.	MATS12	<p>Render to Match Existing</p> <p>The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use.</p>
7.	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>
8.	MATS72	<p>Black Coloured Rainwater Goods</p> <p>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.</p>

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.	WPDR00	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with Strategic Policies A and C and Policy CO17 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park, secure high quality design for new development and to maintain a suitable mix of housing

		types within the National Park.
4.	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.
5 to 8.	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.

Informative

Informative number	Informative code	Informative text
1.	MISCINF01	<p>Bats</p> <p>All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.</p>

Consultation responses

Parish

No objection.

Third party responses

Name

None received.

Publicity expiry

Site notice expiry date - 16 December 2021.



Front elevation of Westfield taken from pavement on Sledgates. It is a two storey, semi-detached property constructed of red brick with pebble-dash render first floor under a hipped roof. The front door is to the right with a large bow window at ground floor to the left.



Side and part rear elevation of the property taken from the drive to the side. There is an existing single storey rear projection over which the first floor extension is proposed.

Background

Westfield is one of a pair of early to mid-twentieth century semi-detached dwellings located on the south side of Sledgates in Fylingthorpe. The property is constructed of red brick with a pebble-dash render first floor under a tiled hipped roof. The front elevation is characterised by a large bow window to the left at ground floor with the front door to the right and 2no. first floor windows. At the rear of the property are two single storey projections; a longer original scullery/utility extension off set to one side with a modest infill dining room extension which does not extend as far.

The property is located close to the conservation area boundary but not within the designation.

This application seeks full planning permission for the construction of a first floor extension over the original scullery to form a larger bedroom at first floor. As originally proposed, the design took the form of a flat roof however, following negotiations, the proposal has been amended to a hipped roof design to match the host dwelling. The proposed extension measures 2.35 metres long (shorter than the single storey extension) and approximately 3.4 metres wide. The eaves height would match the existing but the ridge height would be significantly lower than the main ridge.

Policy Context

The relevant policies contained within the NYM Local Plan to consider with this application are Core Policy C (Quality and Design of Development) and Policy CO17 (Householder Development), together with the advice contained within the adopted Design Guide.

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 adopted Design Guide advises that flat roof extensions can significantly alter the form of the original building and should be avoided. It must be noted that the policy requirements and design guidance applies with equal weight to all elevations and not just those with a clear public view.

Main issues

The main issues to consider with this application are considered to be whether the scale and design of the proposal meet the above policy requirements and whether the proposal would result in any adverse or unacceptable neighbour impact.

Design and Materials

As originally submitted the scheme proposed a flat roofed extension which was not considered, by Officers, to take into account the character and form of the original dwelling which is characterised by traditionally tiled and hipped roofs. The proposed materials/construction technique is also not considered to be of a sufficient quality to meet the requirements of SPC and it was considered that such an extension would cause unacceptable harm the character and form of the original dwelling.

The applicant's agent responded positively to Officer advice and the amended scheme is considered to be a significant improvement and adequately reflects the existing architectural style of the property. The use of matching materials is proposed and therefore the extension would complement the host dwelling.

Size and Scale

The proposed size of the extension is relatively modest and would appear as a subservient addition, albeit a first floor extension. Its small proportions would not dominate the rear elevation. The applicant's agent has provided detailed calculations of the original habitable floor area of the property, together with calculations of the existing dining room extension and proposed bedroom extension. It is confirmed that the original dwelling had a floor area of 100.48 square metres which gives a 30% allowance of 33.5 square metres. The total floor area of existing and proposed extensions amounts to 13.635 square metres which is well within the 30% limit.

The proposal is not anticipated to result in any unacceptable loss of amenities to neighbouring properties and no objections or concerns have been raised. The Parish Council has no objection to the proposal.

In view of the above, the proposed extension in its amended form is considered to be acceptable and in compliance with SPC and Policy CO17 of the NYM Local Plan. Approval is therefore 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.