

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0952/FL

Development description: demolition of garage, alterations to dwelling, construction of dormer window to front elevation and single storey rear extension

Site address: Long View, Lealholmside, Lealholm

Parish: Glaisdale

Case officer: Miss Lucy Gibson

Applicant: Mr D Close
Long View, Lealholmside, Lealholm, Whitby, YO21 2AF

Agent: Spectrum Design
fao: Mr W Henderson, 12 Willow Close, Saltburn, Cleveland, TS12 1PB

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text																		
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>Application Form</td> <td></td> <td>24 November 2021</td> </tr> <tr> <td>Location Plan</td> <td></td> <td>24 November 2021</td> </tr> <tr> <td>Design and Access Statement</td> <td></td> <td>24 November 2021</td> </tr> <tr> <td>Amended floor plan</td> <td>634-3 Rev A</td> <td>10 January 2022</td> </tr> <tr> <td>Amended elevation plan</td> <td>634-4 Rev A</td> <td>10 January 2022</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	Application Form		24 November 2021	Location Plan		24 November 2021	Design and Access Statement		24 November 2021	Amended floor plan	634-3 Rev A	10 January 2022	Amended elevation plan	634-4 Rev A	10 January 2022
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Design and Access Statement		24 November 2021																		
Amended floor plan	634-3 Rev A	10 January 2022																		
Amended elevation plan	634-4 Rev A	10 January 2022																		
3	WPDR04	<p>Withdrawal of PD Part 1 Class A - Extensions Only</p> <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 Long View shall take place without a further grant of planning permission being obtained from the Local Planning Authority.</p>																		
4	MATS03	<p>Stonework to Match</p> <p>All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.</p>																		

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	PLAN01	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	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 NYM Policy CO17, Strategic Policy C and NYM Strategic Policy A, which seek to enhance and conserve the special qualities of the NYM National Park, secure high quality design for new development and prevent the incremental extension of small dwellings beyond their original size.
4	MATS01	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.

Informative(s)

Informative number	Informative code	Informative text
1	MISCINF01	Bats 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.

2	MISCINF12	<p>Birds</p> <p>Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.</p>
3	INFO0	<p>Swift (<i>Apus apus</i>) populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website; https://www.swift-conservation.org/ with additional swift box ideas from Action for Swifts; http://actionforswifts.blogspot.com/search/label/nestbox%20design</p>

Consultation responses

Parish

No objections

Highways

No objections

Third party responses

None

Publicity expiry

Advertisement/site notice expiry date- 28 December 2021



Photograph showing the front elevation of Long View, Lealholmside



Photograph showing side elevation of Long View, the garage to be demolished and the siting of the rear single storey extension

Background

Long View is a detached 1 ½ storey dwelling located to the east end of Lealholmside, alongside Rake Lane. It is of a generally modern style with a steep pitched concrete tile roof and protruding gable to the front elevation and is faced with sandstone.

There is no planning history for the property.

This application seeks planning permission to adjust the existing chimney stack, demolish the existing garage, construct a rear single storey extension and construct a dormer window on the front elevation. There are also other alterations proposed including replacing the concrete tile roof covering with natural pantiles and alterations to the fenestration however, these fall under permitted development.

Main issues

Local Plan

The most relevant policies contained within the NYM Local Plan to consider with this application are Strategic Policy C (Design) and Policy CO17 (Householder Development).

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park by requiring that developments are of a high quality design and incorporate good quality materials and do not have an adverse impact upon the amenities of adjoining occupiers. Furthermore, the scale, height, massing and form of the proposal should be compatible with surrounding buildings.

CO17 states that development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will be permitted where among other things, the 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 and does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

Policy CO17 also states that any extension should be clearly subservient to the main part of the building and should not increase the total habitable floor space by more than 30% unless there are compelling planning considerations in favour of a larger extension.

Material considerations

Single storey rear extension

The proposed single storey extension would be to the rear of the property and be sited on the footprint of the existing garage, however it would not extend past the side elevation of the dwelling. The extension would have a pitched roof with four conservation style roof lights and glazed aluminium doors to the rear. The development would extend beyond the rear wall of the property by 4m and have an overall height of 4.5m.

It can be considered that the design of the extension is subservient to the main dwelling and will not detract from its character or form. Its location to the rear of the property would also ensure there is no impact on the street scene or the amenity of neighbouring properties.

The extension would increase the property's habitable floor space by 22% and would therefore comply with the limits set out by NYM Policy CO17.

Dormer window

Part 2 of the adopted Design Guide outlines that dormers to the front elevation are generally inappropriate. The dormer that was originally proposed had a pitched roof, however following correspondence with the agent, the design was amended to a cat slide roof dormer. It is considered in this case, a catslide dormer with lead cheeks and a pantile roof to match, would be more modest in scale and more appropriate to this largely modern property in a non- conservation area setting. This amended design would also be well related to the size, position and glazing pattern of the windows beneath and would not compete with the protruding gable feature present on the front elevation of Long View.

As such, the amended design of the catslide roof dormer to the front elevation would be acceptable and would comply with SPC and CO17.

Chimney stack

The existing chimney stack on the side elevation of Long View is offset and can be considered to be a poor architectural feature. Therefore, the proposed adjustment to the central gable peak would constitute an enhancement to the character and form of the dwelling and its setting within the landscape.

This application is generally in line with the pre application advice and there have been no objections or concerns in response to the proposed development.

In view of the above, the proposal is considered to meet the relevant policy requirements and as such, approval is recommended.

Pre-commencement conditions

None

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 recommended changes to the proposal including the design of the dormer window, so as to deliver sustainable development.