

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0930/FL

Development description: construction of single storey extension

Site address: 130 High Street, Hinderwell,

Parish: Hinderwell

Case officer: Miss Kelsey Blain

Applicant: Mr Jonathan Jeeves
130 High Street, Hinderwell, Saltburn-By-The-Sea, TS13 5HQ

Agent:

Director of Planning's Recommendation

Approval subject to the following:

Conditions

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="0"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Amended Plans</td> <td></td> <td>01 February 2022</td> </tr> <tr> <td>Render Details</td> <td></td> <td>09 February 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	Amended Plans		01 February 2022	Render Details		09 February 2022
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Amended Plans		01 February 2022									
Render Details		09 February 2022									
3	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>									
4	MATS00	<p>Notwithstanding the submitted plans, the external door hereby approved shall be of a vertical boarded design with a glazed panel and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>									
5	GACS00	<p>No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be of a style and luminance which minimises glare and light pollution. 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</p>									

		in that condition in perpetuity.
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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	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	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.
4	MATS02	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 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.

Informatives

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</p>

		<p>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>
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>With reference to condition 5 above, further advice and guidance in relation to suitable external lighting fixtures is available on the Authority's website at: http://www.northyorkmoors.org.uk/discover/dark-skies/dark-skies-friendly-lighting or by contacting the Authority at: planning@northyorkmoors.org.uk</p>

Consultation responses

Parish

No objection.

Third party responses

None.

Publicity expiry

Advertisement/site notice expiry date: 17 December 2021

Photo showing front elevation of 130 High Street, Hinderwell.



Photo showing side and rear elevation of 130 High Street, Hinderwell.



Background

130 High Street is a modern semi-detached property accessed via a private road to the south-west of the main High Street that runs through Hinderwell. The property is of brick construction with a slate roof and is cement rendered at first floor and on all side and rear elevations.

There is no previous planning history for this property. This application seeks planning permission for a single storey wrap-around extension on the property's rear and west elevation.

Main issues

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.

Policy 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. Extensions should be clearly subservient to the main part of the building and should not increase the property's total habitable floorspace by more than 30%.

The existing property has been largely unaltered since its construction and matches the adjoining property in appearance and style. This application seeks planning permission for the construction of a single storey rear extension with a small wrap-around element to the property's western side elevation. The proposed extension would have a ridge height of 3 metres and would increase the property's total habitable floorspace by 16.3%. The extension would have a slate roof to match the main house with a smooth white render. The render on the main house is to be painted white to match.

The application originally proposed a single pitched lean-to roof, however it was felt that this would give a flat-roof appearance from the property's front elevation. Following negotiations with Officers the proposal was amended to a dual pitched roof, with the rear element forming a lean-to against the main house and the side (porch) element extending down. The proposed style of door was also amended to a vertically boarded door with an upper glazed panel.

While the Authority's Design Guide generally advises against wrap-around extensions, the side element would have a depth of only 1.4 metres and due to the amended design, would appear as a small lean-to porch. Furthermore, the existing property is a modern cement rendered dwelling and it is not felt that the proposal would detract from the

character and appearance of the main house. The extension would be clearly subservient to the main house and would comply with the 30% limit set by Policy CO17.

The majority of the property's amenity space is located to the western side of the dwelling and the proposed development would extend into this by 2.5 metres. The property's nearest neighbour on the western side is located more than 20 metres from the main house. As such, it is not felt that the proposal would have a negative impact upon existing or neighbouring amenity levels.

For the reasons outlined above, this application is considered to accord with NYM Strategic Policy C and Policy CO17 and is therefore recommended for approval.

Pre-commencement conditions

N/A

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 amendments to the roof pitch and door, so as to deliver sustainable development.