

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0024

Development description: non-material amendment to planning approval NYM/2020/0942/FL to allow alterations to rear porch to create garden room, installation of sliding doors in lieu of bi-fold doors to front elevation at first floor level and reduced steel columns to balcony

Site address: 24 Egton Road, Aislaby,

Parish: Aislaby

Case officer: Miss Megan O'Mara

Applicant: Mr & Mrs C Mills
24 Egton Road, Aislaby, Whitby, YO21 1SU

Agent: BHD Partnership
fao: Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB,

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text						
1	PLAN03	<p>Non Material Condition</p> <p>The development hereby approved shall only be carried out in accordance with the specific amendments to the porch, balcony and first floor glazing as shown on the following document(s):</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Proposed Plans and Elevations</td> <td>D11931- 04</td> <td>17 January 2022</td> </tr> </tbody> </table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2020/0942/FL.</p>	Document Description	Document No.	Date Received	Proposed Plans and Elevations	D11931- 04	17 January 2022
Document Description	Document No.	Date Received						
Proposed Plans and Elevations	D11931- 04	17 January 2022						

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	PLAN00	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.

Background

The development site is located on Egton Road at the western end of Aislaby and is in a slightly elevated position from the main road. The property is a two storey dwelling with an attached garage and conservatory to the rear.

Planning permission was granted under reference NYM/2020/0942/FL for a first floor extension above the existing garage to provide an additional bedroom and bathroom. The application also included the construction of a first floor balcony on the front elevation of the dwelling.

This application seeks permission for non-material amendments to the approved development. The amendments include replacement of the first floor bi-fold doors with sliding doors and also reduced steel columns to the balcony. The amendments also include minor alterations to the ground floor garden room fenestration and footprint.

Main issues

Local Plan Policies

Strategic Policy C relates to the quality and design of development within the National Park. The policy 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 C017 states that development within the domestic curtilage of dwellings should only be permitted where the scale, height, 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. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

Discussion

The proposed amendments to the approved scheme are minor and are not considered to have a significant impact on the character or form of the host dwelling. It is also considered that the proposed amendments will not have a wider impact on the surrounding setting or on the private amenities of neighbouring properties.

The proposed sliding doors to replace the bifold doors are unlikely to have a harmful impact on the overall appearance of the property. In regard to the proposed amendments to the ground floor garden room, it is considered that the proposed design is an enhancement on the previously approved design. The infilling of the corner cut off improves design but does not result in an increase in habitable floorspace that would trigger the 30% rule as set out in Policy C017.

In view of the above, it is recommended that the application is approved.

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.