

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0652/FL

Development description: construction of first floor extension to rear

Site address: 184 Coach Road, Sleights

Parish: Eskdaleside-Cum-Ugglebarnby

Case officer: Mrs Helen Stephenson

Applicant: Mr Colin Case
184 Coach Road, Sleights , Whitby, YO22 5EN

Agent: Reedesign
fao: Mr Steven Reed, 5 Larpool Mews, Larpool Drive, Whitby, YO22 4NF

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="1"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Location plan</td> <td>CSC010</td> <td>17 August 2021</td> </tr> <tr> <td>Proposed plan layout</td> <td>CSC001A</td> <td>14 October 2021</td> </tr> <tr> <td>Proposed elevations</td> <td>CSC004A</td> <td>14 October 2021</td> </tr> <tr> <td>Proposed elevations</td> <td>CSC005</td> <td>14 October 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 plan	CSC010	17 August 2021	Proposed plan layout	CSC001A	14 October 2021	Proposed elevations	CSC004A	14 October 2021	Proposed elevations	CSC005	14 October 2021
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3.	WPDR04	<p>Withdrawal of PD Part 1 Class A - Extensions Only (insert)</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 184 Coach Road 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</p>															

		be maintained in that condition in perpetuity.
5.	MATS04	<p>Stonework and Roofing Tiles to Match</p> <p>All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.</p>
6.	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>

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 & 6.	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.
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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

Original scheme – No objection.

Amended scheme -

Third party responses

Name

Original plans - Joseph Andrew Robson (of 186 Coach Road), 93 Upgang Lane, Whitby – We are concerned about blocking light into our kitchen which already has limited light from previous extension.

Amended plans -

Publicity expiry

Site notice expiry date - 16 September 2021.



View of the rear of 184 Coach Road with existing single storey lean-to rear extension and first floor dormer. The property is attached to the neighbour to the right at first floor with a passageway between them giving access to the rear gardens. The neighbouring property also has a smaller single storey flat roof extension, constructed of brick.



View taken from rear garden of 182 Coach Road looking across to the application property.



View of the rear of 186 (left) and 184 Coach Road (right). The neighbouring property 186 also has a smaller single storey lean-to extension, and similar dormer.

Background

184 Coach Road is a modest mid-terrace property located on the west side of the A169 in Sleights, close to The Plough public house. The property is of stone construction under a pantile roof. It is linked with the neighbour to the south (186) only at first floor level with a passage at ground floor providing access to the rear of the row.

There is an existing single storey kitchen extension and dormer window at the rear, for which there are no planning records. The neighbouring properties either side each have smaller rear extensions with 186 having a window overlooking the pedestrian access with an outlook onto the side wall of the application property.

This application seeks full planning permission for the construction of a first floor rear extension over the existing kitchen to provide an additional bedroom. Following concerns raised by Officers in respect of the impact of the development upon the amenities of neighbouring occupiers and also the host property in terms of scale and floor area, the application has been amended and reduced in length and height.

The amended proposal comprises a first floor extension of approximately half the length of the kitchen below, an eaves height to match the host property and substantial drop from the ridge. The design is a simple ridge and gable with a single window in the rear elevation.

Policy Context

The relevant NYM Local Plan policies to consider with this application are Strategic Policy C (Quality and Design of Development) and Policy CO17 (householder Development), together with the advice contained within part two of 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.

Part 2 of the Authority's adopted Design Guide (Extensions and Alterations to Dwellings) states that although rear extensions may have less impact on the streetscene, care must be taken to ensure that the mass of the extension does not adversely impact on the space about the dwelling or neighbouring properties; especially in terms of overshadowing, loss of privacy and outlook for semi-detached or terraced dwellings. The gable width of rear extensions should be narrower in gable width than the main building enabling a lower roof height and the side wall should be set in from the gable.

Main issues

The main issues are considered to be whether the proposed extension is of an acceptable scale and design in relation to the host property and its impact upon neighbouring amenities.

As originally submitted, the proposed extension far exceeded the permitted 30% increase in floor area (taking into account the existing kitchen extension) and due to its extent and height was likely to have an overbearing impact on the host property and neighbouring amenity.

The substantially reduced revised scheme is considered to be a significant improvement in both design and amenity terms. Whilst the proposal will have some impact on the neighbour to south side where a kitchen window and utility window exist, it is noted that the area is already dark and the revised first floor extension is not anticipated to make a significant or unacceptable difference. Although the neighbour expressed concern in relation to loss of light to the kitchen window in response to the original plans, no further comment has been submitted in response to the revised scheme.

The neighbour to north has a porch-type extension which is not likely to be affected. The reduced length of the extension also ensures that the proposal does not have an overbearing impact on the outdoor amenity space serving the neighbouring properties.

The original floor area of the cottage is approximately 43.18 square metres, 30% would be approximately 12.95 square metres. The existing kitchen extension is 8.97 square metres which leaves approximately 3.98 square metres available for further extension. The proposed bedroom is 5.29 square metres; approximately 1.31 square metres over the 30% allowance. On balance, Officers consider that this marginal increase is acceptable in this instance.

On balance, the revised proposal is considered to meet the above policy requirements and the amended form reflects the advice contained within Part two of the adopted design guide.

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.