

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0221

Development description: non material amendment to planning approval NYM/2021/0237/FL to allow a change of external wall cladding from cedar boarding to natural, course stonework

Site address: Fir Tree Lodge, Scarborough Road, Staintondale Road, Ravenscar

Parish: Staintondale

Case officer: Mrs Hilary Saunders

Applicant: Mr Trevor Johnson

Fir Tree Lodge , Scarborough Road, Staintondale Road, Ravenscar, YO13 0ER

Agent: A L Turner + Associates

fao: Mr Tony Turner, 1 Loring Road, Ravenscar, Scarborough, YO13 0LY

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text									
1	PLAN03	<p>The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the change in the type of external wall cladding from cedar boarding to natural, course stonework as shown on the following document(s):</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed ground floor plan</td><td>2452 3c</td><td>16 March 2022</td></tr><tr><td>Proposed elevations</td><td>2452 4a</td><td>16 March 2022</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2021/0237/FL.</p>	Document Description	Document No.	Date Received	Proposed ground floor plan	2452 3c	16 March 2022	Proposed elevations	2452 4a	16 March 2022
Document Description	Document No.	Date Received									
Proposed ground floor plan	2452 3c	16 March 2022									
Proposed elevations	2452 4a	16 March 2022									

Consultation responses

None received

Third party responses

None received

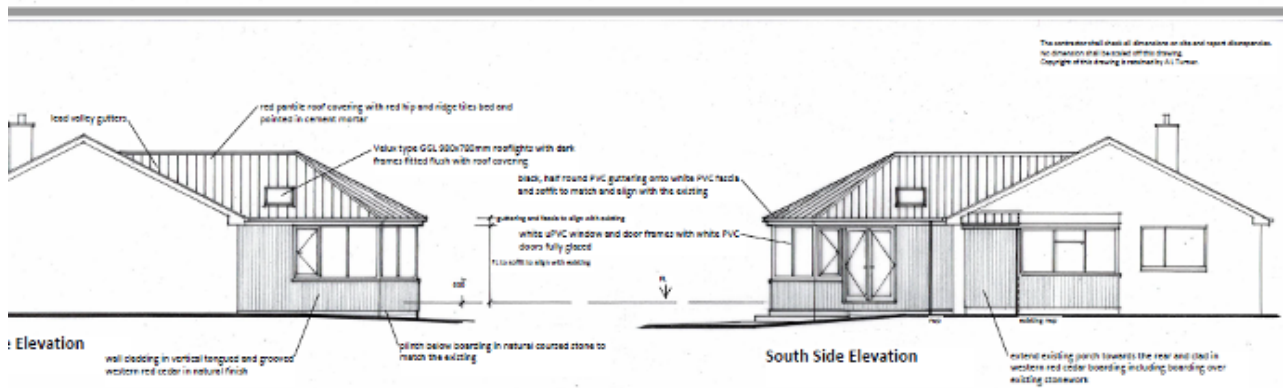
Publicity expiry

N/A

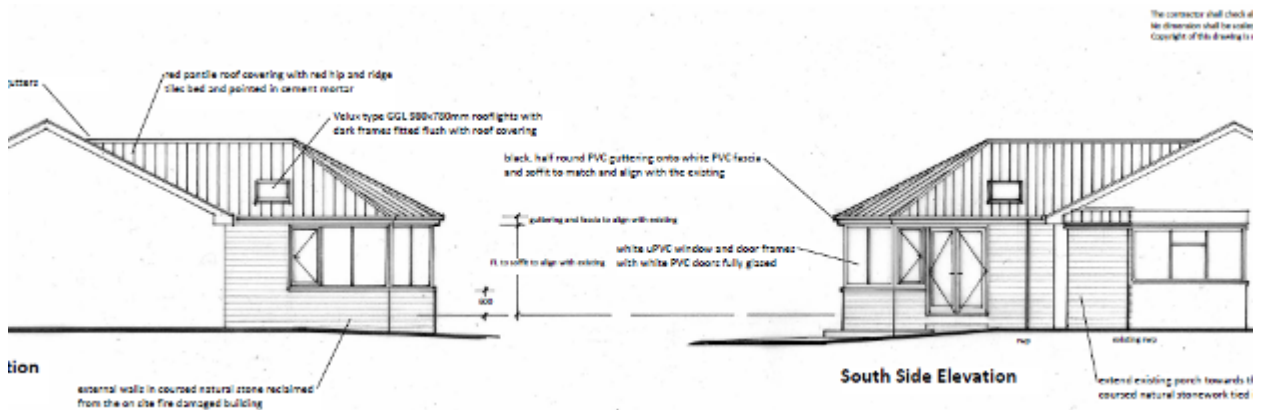
Rear of existing dwelling



Approved plan



Proposed amendment with use of stone rather than timber cladding



Background

Fir tree lodge is a relatively modern bungalow of random stone construction under a red clay pantile roof. The property obtained planning permission in February 1976 and has not been altered since that original permission. It is linear in form, orientated parallel with the road but set back a little with a front garden and driveway to the left-hand side (south). There is a modest lean-to porch to the south facing gable and at the rear of the property are the remains of a solid construction garage which has almost been completely demolished following fire damage. There are no immediate neighbours.

Planning permission was granted in 2021 for the construction of a single storey rear extension to be clad in vertical timber (cedar) with a natural finish.

This non-material amendment seeks permission to change the cladding material to natural stone to match the house, rather than timber cladding.

Main Issues

Local Plan

Strategic Policy C- Design - seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high-quality design; incorporates good quality construction materials and design details that reflect architectural character and form of the original building or the local vernacular.

Policy CO17 - Householder Development - seeks to ensure 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 only be permitted where the scale, height, form, position and design do not detract from the character and form of the original dwelling or its setting in the landscape; does not adversely affect the residential amenity of neighbouring occupiers and reflects the principles outlined in the Authority's Design Guide.

Material Considerations

The principal of the development of this site has already been accepted and the proposed amendments to the would not compromise the character of the resultant development.

In view of the above, approval is recommended.

Pre-commencement conditions

N/A