

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0306

Development description: non material amendment to planning approval NYM/2020/0996/FL to allow enlargement of approved dormer window

Site address: Seagrove (Previously Little Pastures), Hood Lane, Cloughton

Parish: Cloughton

Case officer: Mrs Hilary Saunders

Applicant: Mr & Mrs Everitt

Seagrove (Previously Little Pastures), Hood Lane, Cloughton, Scarborough, YO13 0AT

Agent: Mr John Blaymires

56 Pasture Lane, Seamer, Scarborough, YO12 4QR

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) of the enlargement of approved dormer window 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</td><td>2020/22/3(i)</td><td>12 April 2022</td></tr><tr><td>Proposed elevations</td><td>2020/22/5(i)</td><td>12 April 2022</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2020/0996/FL.</p>	Document Description	Document No.	Date Received	Proposed plans	2020/22/3(i)	12 April 2022	Proposed elevations	2020/22/5(i)	12 April 2022
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Proposed plans	2020/22/3(i)	12 April 2022									
Proposed elevations	2020/22/5(i)	12 April 2022									

Consultation responses

Parish

None received

Highways

No objections

Third party responses

None received

Publicity expiry

N/A

Side elevation of dwelling - dormer window is rear facing (left side in photo)



Original approval

Revised scheme



Background

Seagrove (formerly Little Pastures) is a relatively modern property (c.1967) built on a sloping site on the south of Hood Lane which is approximately 1km north of the centre of the village of Cloughton. The property occupies a commanding position and is constructed as a split-level dwelling, appearing as a modest single storey dwelling when viewed from Hood Lane but at the rear, the property appears as a two storey dwelling overlooking its substantial gardens.

Planning permission was granted in 2022 for various alterations including the construction of a rear dormer window.

This non-material amendment seeks permission to increase the size of the rear dormer from 2.84m long to 3.95m long which would provide slightly improved headroom to upper floor landing and stairs.

Main issues

Local Plan

Strategic Policy C- Design - 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 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.

Material Considerations

The overall design and principle of this development has already been approved and whilst this does seek approval for an increase in size of a dormer window the proposed changes would not significantly alter the external appearance of the development or impact on the quality of design. The proposal would only increase the headroom above the staircase and landing and does not increase the floorspace of the development.

Conclusion

The proposed amendments would not materially affect the character of this development and consequently approval is recommended.

Pre-commencement conditions

N/A