

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0945/FL

Development description: construction of replacement pitched roof with cat-slide dormer and single storey side extension

Site address: Cliff Cote, Prospect Field, Robin Hoods Bay,

Parish: Fylingdales

Case officer: Mrs Jill Bastow

Applicant: Lisa Winder
Cliff Cote, Prospect Field, Robin Hoods Bay, Whitby, YO22 4RH

Agent: ark+design
fao: Mr Andrew Kitney, 50 Mulgrave Road, Whitby, YO21 3JL

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

| Condition number | Condition code | Condition text |
|------------------|----------------|----------------|
|------------------|----------------|----------------|

Document title

| 1 | TIME01 | The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. | | | | | | | | | |
|-----------------------------|----------|---|----------------------|---------|---------------|---------------------|----------|-------------|-----------------------------|----------|-------------|
| 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>Doc No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Proposed elevations</td> <td>LW-03-03</td> <td>11 Apr 2022</td> </tr> <tr> <td>Proposed Ground Floor Plans</td> <td>LW-01-03</td> <td>11 Apr 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 | Doc No. | Date Received | Proposed elevations | LW-03-03 | 11 Apr 2022 | Proposed Ground Floor Plans | LW-01-03 | 11 Apr 2022 |
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| Proposed elevations | LW-03-03 | 11 Apr 2022 | | | | | | | | | |
| Proposed Ground Floor Plans | LW-01-03 | 11 Apr 2022 | | | | | | | | | |
| 3 | MATS12 | The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use. | | | | | | | | | |
| 4 | MATS15 | The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority. | | | | | | | | | |
| 5 | MATS74 | All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority. | | | | | | | | | |
| 6 | WPDR04 | 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 further extensions shall take place without a further grant of planning permission being obtained from the Local Planning Authority. | | | | | | | | | |
| 7 | WPDR00 | There shall be no mezzanine or first floor accommodation provided within the roof of the development hereby approved. Any provision of additional accommodation will require a separate grant of planning permission from the Local Planning | | | | | | | | | |

| | | Authority. |
|-----------------------------------|-------------|--|
| Reason(s) for condition(s) | | |
| 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 | 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 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 | 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 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. |
| 5 | 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. |
| 6 | 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 North York Moors Local Plan Strategic Policies A and C, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development and Policy CO17 of the which seeks to limit the size of new extensions so as to avoid the loss of smaller more affordable dwellings in the National Park. |
| 7 | WPDR00 | In order to enable the Local Planning Authority to retain control |

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|---------------------------|-------------------------|--|
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| Informative(s) | | |
| Informative number | Informative code | Informative text |
| 1 | MISCINF01 | 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. |

Consultation responses

Parish

No comments received in respect of the amended plans

Highways

No objection. Comment that Prospect Field is a privately maintained road. The proposals are expected to meet the likely demand for parking and are not anticipated to have any significant impact on the publicly maintained highway.

Third party responses

No comments received in respect of the amended plans

Publicity expiry

Advertisement/site notice expiry date: 28 December 2021

Front elevation of Cliff Cote showing the neighbouring properties to either side



View of Cliff Cote in the wider street scene with the dormer window to the neighbouring property evident



View of Cliff Cote from Prospect Field showing the neighbouring properties to either side



Background

Cliff Cote is an extremely modest single storey property occupying an enviable position on the south side of Prospect Field, a private road in the upper part of Robin Hoods Bay. The property is in a poor state of repair with the asbestos clad roof causing water penetration. The current owners have started on a project of renovation and refurbishment which has involved the construction of a single storey flat roof rear extension under permitted development rights.

This application seeks consent for a single storey, flat roof side extension to provide a disabled accessible en-suite shower room along with a replacement roof structure. It is proposed to maintain the current eaves level but raise the height of the ridge so that a steeper pitch can be achieved, and a clay tile used. Rooflights are proposed to both roof slopes along with a cat-slide dormer window to the front (south) roof slope. Internal alterations are also proposed to ensure easy access into and around the building as one of the inhabitants is disabled, although consent is not required for these works.

Main issues

Local Plan

Strategic Policy C (Quality and Design of Development) seeks to maintain and enhance the distinctive character of the National Park with a set of detailed criteria to be complied with. It requires proposals to be of a high quality design that will make a positive contribution to the local environment and to 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 (Householder Development) requires the scale, height, form, position and design of any extension to not detract from the character and form of the original dwelling or its setting in the landscape and to reflect the principles outlined in the Authority's Design Guide. In addition it requires that any extension should be clearly subservient to the host dwelling and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension. It also requires the design and detailing to complement the architectural form and character of the original dwelling and any new roofline to respect the form and symmetry of the original dwelling.

Principle

In line with Policy CO17 and the Householder Extensions Planning Advice Note the existing habitable floorspace of the main domestic dwelling has been calculated based on the extent of the main domestic dwelling as it was on 1 July 1948 excluding any extensions erected after then. As such the internal habitable floorspace of the original dwelling extends to approx. 54 sq.m, and it has recently been extended to the rear with the benefit of permitted development rights, providing an additional 26.5 sq.m of

habitable floorspace. The proposal would provide a further 8.5 sq.m. of habitable floor space in the form of a disabled accessible ensuite shower room. The total increase in habitable floorspace based on the existing and proposed extensions amounts to 35 sq.m which equates to a 65% increase. This is well in excess of the 30% stipulated in Policy CO17 although the proposed side extension the subject of this application represents only a 15% increase. Furthermore it is considered that there are compelling planning considerations in favour of allowing a further extension. The existing dwelling is extremely small having originally been built as a holiday home with a large open plan shared living space. The recent rear extension has provided a kitchen which in turn will enable the subdivision of internal space of the original cottage to create a living room and double bedroom. These need to be large enough to allow a wheelchair to manoeuvre. So as not to comprise the already limited living space, a disabled accessible wet room is proposed as a small side extension. As such it is considered that in this case an exception to the 30% threshold is justified.

Design

Policy CO17 requires any extension to be clearly subservient to the host dwelling and requires the design and detailing to complement the architectural form and character of the original dwelling with any new roofline respecting the form and symmetry of the original dwelling. In the justification to the policy it also advises that extensions to traditional buildings in particular should respect and sustain the historical significance, character and appearance of the original building through sensitive design.

The application as originally submitted proposed a first floor flat roof extension of a more contemporary, modern design. This was considered not to be sympathetic to the property surroundings and did not reinforce local distinctiveness of the National Park's built heritage, and the agent was asked to consider a more traditional pitched roof extension that did not increase the habitable floorspace.

The proposal to replace the existing shallow pitched corrugated sheeted roof with a steeper pitched pantile roof is considered to enhance the appearance whilst preserving the form of the host property. Whilst Prospect Field does display a variety of house types, sizes and styles, the predominant materials are red brick and pantiles, and so the proposed pitched roof is considered to be in keeping. To give a greater feeling of space and light to the interior a cat-slide dormer window is proposed to the front (south) elevation with rooflights to the rear (north) elevation. There are other examples of dormers in the locality, including the neighbouring property to the east and as such this would not appear out of character.

The side extension would have a flat roof to complement the existing rear extension. Given its modest size and discrete location, it is not considered that this would harm the character or form of the host property or the wider locality.

Residential Amenity

Policy CO17 also requires that proposals should not adversely affect the residential amenity of neighbouring occupiers.

The proposal to replace the existing roof structure would maintain the existing eaves level but increase the ridge height by 1.4 metres. The properties to either side (east and west) do have first floor windows in the gable elevations facing the site but these do not serve habitable rooms. In any case given the separation between each property, it is not considered that such a modest increase in ridge height would cause a significant degree of overshadowing or loss of light to warrant refusal of the application. There are no properties to the south and the nearest property to the north is some 50 metres away. As such it is not considered that the proposed alterations and extension would have an adverse impact on the residential amenity of neighbouring occupiers.

Conclusion

In view of the above it is considered that the proposal as amended, by virtue of its modest height, sympathetic form and traditional design would not detract from the character and form of the original dwelling or its setting in the landscape. Whilst the proposal would exceed the 30% threshold for extension it is considered that the need for a disabled accessible wet room is sufficiently compelling reason to make an exception in this case. As such the proposal complies with the requirements of Local Plan Policy CO17 and the Authority's Design Guide and approval is recommended.

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.