

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0312

Development description: construction of a single storey rear extension together with alterations to an existing conservatory

Site address: 28 Summerfield Lane, Stainsacre

Parish: Hawsker-Cum-Stainsacre

Case officer: Mr A Muir

Applicant: Mr Colin Thompson
28 Summerfield Lane, Stainsacre, Whitby, YO22 4NU

Agent:

Director of Planning's Recommendation

Approval subject to the following:

Document title

Condition(s)

Condition number	Condition code	Condition text
1	TIME01	Standard Three Year Commencement Date The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2	PLAN02	Strict Accordance With the Plans/Specifications or Minor Variations The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3	MATS11	Render Details No work shall commence on the construction of the walls of the development hereby permitted until details of the texture and paint colour of the render, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority. The rendering and painting shall be completed no later than one month after the development hereby permitted being first brought into use.
4	GACS00	No work shall commence on the installation of the glazing in the development hereby approved until details of dark skies compliant measures, to reduce light spill from the glazed areas, have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved and shall be maintained in that condition in perpetuity.
5	GACS00	No external lighting shall be installed in the development hereby permitted. Any variation to this will require a new grant of planning consent 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
4-5	GACS00	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 that does not detract from the quality of life of local residents; in accordance with Policy ENV4 which seeks to protect dark night skies.

Informative(s)

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

No objection

Third party responses

None received

Publicity expiry

Site notice expiry date 20 May 2022



View from the field to the south



View from field access track to west



View from field access track to west



View from public highway to north

Background

28 Summerfield Lane is a modern brick and pantile detached dwelling located within Stainsacre which lies between Whitby to the north and Hawsker to the south. The dwelling comprises the main dwelling, a single storey side extension on the west elevation and a detached garage to the immediate southeast of the dwelling. The dwelling fronts the highway and is set within a large garden to the front, side and rear.

Planning permission was granted in 1993 for the erection of a garden shed to the rear of the property.

This application seeks planning permission to render the exterior of the bungalow and construct a small single storey rear extension rendered to match under a pantile roof. There are fenestration alterations to be made to the existing side off shut. The extension will project 3 metres south in line with the western elevation and measure 6.4 metres across the southern elevation with patio doors facing out into the garden and three roof lights to provide an airy feel to the room. The extension will have an eaves height of 2.4 metres and a ridge height of 3.4 metres.

Main issues

Local Plan

The most relevant policies contained within the Local Plan to be considered are Strategic Policy C (Design) and Policy CO17 (Householder Development).

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park by requiring that developments are of a high-quality design and incorporate good quality materials and do not have an adverse impact upon the amenities of adjoining occupiers. Furthermore, the scale, height, massing and form of the proposal should be compatible with surrounding buildings.

Policy CO17 states 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 be permitted where among other things, the 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. This policy also states that any extension should be clearly subservient to the main part of the building and should not increase the total habitable floor space by more than 30% unless there are compelling planning considerations in favour of a larger extension. Incrementally extending small dwellings beyond their original size can have a detrimental impact on the character of an area and the mix of dwelling types needed to sustain balanced communities. Limiting the size of new extensions can avoid the loss of smaller more affordable dwellings in the National Park. Schemes which increase the total habitable floor space by more than 30% will not be supported unless there are compelling reasons for a larger extension.

The proposed alterations and extension include the rendering of the whole building and as such the rendering of the extension will remain a cohesive element of the development. The applicant has not confirmed the colour of the render at the time of applying and as such a condition has been applied in order to control the final colour.

The large glazing element is likely to have a minor impact on the dark night skies designation however, this can be overcome by incorporating methods of light spill prevention and as such a condition has been applied. In all the design of the scheme is compliant with Part 2 of the Authority's

design guidance. In addition, to this and to prevent additional inappropriate external lighting a condition has been applied to control such.

The off shut on the western side of the building forms part of the main dwelling as originally built and as such would be considered as 'original' for the purposes of calculating floor areas under NYM Policy CO17. The proposed extension would result in a 18% increase in the property's total habitable floorspace and therefore complies with the 30% limit.

In conclusion, the development is considered to accord with Strategic Policy C and Policy CO17 by utilising sympathetic materials within the design of the scheme and complying with the 30% limit set by Policy CO17. It is also not felt that the extension would not have a negative impact upon existing or neighbouring amenity levels.

For the reasons outlines above, this application is recommended for approval

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.