

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0450

Development description: non material minor amendment to planning approval NYM/2021/0868/FL to allow a fibreglass or lead roof finish to the approved catslide dormer window

Site address: 8 Kingston Garth, Fylingthorpe

Parish: Fylingdales

Case officer: Mrs Jill Bastow

Applicant: Mrs Jill Heaton
2 St Margarets Drive, Horsforth, Leeds, LS18 5BQ

Agent:

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 a fibreglass or lead roof finish to the approved dormer window as shown on the following document(s):</p> <table><thead><tr><th>Document Description</th><th>Date Received</th></tr></thead><tbody><tr><td>Dormer Window DETAIL v2</td><td>9 June 2022</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2021/0868/FL.</p>	Document Description	Date Received	Dormer Window DETAIL v2	9 June 2022
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Document title

Consultation responses

Parish

No comments received

Third party responses

No comments received

Background

8 Kingston Garth is located at the head of Kingston Garth cul-de-sac; a relatively modern housing development on the southern arm of development in Fylingthorpe village. There are neighbouring properties either side of number 8 and further properties are situated to the north-west. The property is a modern bungalow constructed from artificial stone under a concrete tiled roof with a flat roofed garage to the side/rear. The property has an enclosed rear garden which backs onto the allotment gardens. The property is not within the village conservation area boundary.

Planning permission was granted in December 2021 for the installation of a catslide rear dormer window to create a first floor bathroom. The dormer was to be roofed using matching tiles to the main roof with either lead or dark coloured composite cladding to the cheeks. Obscure glazing was proposed to the window.

This application for a non-material minor amendment seeks approval for the use of dark grey fibreglass or leaded roof finish to the dormer to match the materials to the dormer cheeks as the pitch of the roof is too shallow to use matching concrete tiles. As this is a s96a non material minor amendment, this 'bolts' onto the original permission and the original conditions (including obscure glazing), still persist.

Main issues

The principle of development has been established with the granting of planning permission for the dormer in December 2021. As such the main issue to consider is whether the change to the roofing materials is a non-material minor amendment to the approved scheme.

The relevant policies contained within the NYM Local Plan 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 2 of the adopted Design Guide.

It is not considered that changing the roofing materials from concrete tiles to a dark grey fibreglass or leaded roof to match the cheeks of the dormer would materially alter the character and appearance of the approved development. No change to the shape or size of the dormer is proposed and the proposal retains the use of obscure glazing so as to safeguard the amenities of both the host property and any neighbours.

In view of the above 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and

subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.