

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0012

Development description: construction of single storey extension with rendered exterior

Site address: Heatherlea, High Street, Glaisdale

Parish: Glaisdale

Case officer: Mrs Hilary Saunders

Applicant: Mr & Mrs S & C Dunwell
Heatherlea, High Street, Glaisdale, Whitby, YO21 2PW

Agent: BHD Partnership
fao: Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB,

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text						
1	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.						
2	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="0"><tr><td>Document Description</td><td>Document No.</td><td>Date Received</td></tr><tr><td>Proposed plans & elevations</td><td>D12181-04A</td><td>9 June 2022</td></tr></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Proposed plans & elevations	D12181-04A	9 June 2022
Document Description	Document No.	Date Received						
Proposed plans & elevations	D12181-04A	9 June 2022						
3	WPDR00	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 extensions shall take place without a further grant of planning permission being obtained from the Local Planning Authority.						

4	GACS00	No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be of a style and luminance which minimises glare and light pollution. All bulbs shall be shielded to prevent upward and minimise horizontal light spill and all lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.
5	MATS13	The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
6	MATS09	All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing building unless otherwise agreed in writing with 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 NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3	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 Strategic Policies A and C and Policy CO17 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park, secure high quality design for new development and to maintain a suitable mix of housing types within the National Park.
4	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.

5 & 6	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.
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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 objections

Highways

None

Third party responses

None

Publicity expiry

Site notice expiry date – 21 February 2022

Front elevation of Heather Lea



Rear elevation of Heather Lea



Background

Heatherlea is a modern detached property occupying a corner plot to the south of The Green in Glaisdale. The property is constructed of brick under a slate roof containing dark brown casement windows with diamond leaded lights.

Planning permission was granted in 1979 for the construction of a two storey side extension with integral garage, however this permission was never implemented.

The existing lean-to at the rear is currently rough rendered with a uPVC conservatory to the south.

This application proposes to demolish the conservatory and extend the existing lean-to across the entirety of the property's rear elevation along with the construction of a single storey side extension which would be rendered to match the existing rear lean-to extension, and a small extension to the front porch which would be brick.

Main issues

The most relevant policies contained within the NYM Local Plan to consider with this application 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 original scheme proposed a first floor extension which would be constructed above an existing single storey lean-to on the property's rear elevation. However, Officers advised at the pre-application stage and during the consideration of this application that the design of the proposed extensions should be amended to appear subservient to the main house.

As proposed, the development would result in a 30% increase in the property's total habitable floorspace (Original 87m², proposed increase 26.5m²) and would therefore comply with the limits set within Policy CO17. However, permitted development rights for the construction of extensions should be removed as it is likely that any future extension would exceed the 30% limit.

Pre-commencement conditions

N/A

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 recommended changes to the proposal including the omission of the proposed two storey extension, so as to deliver sustainable development.