

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0372

Development description: construction of gable dormer with Juliet balcony

Site address: Selly Hill Bungalow, Guisborough Road, Aislaby

Parish: Newholm-Cum-Dunsley

Case officer: Miss Megan O'Mara

Applicant: Ms & Mr A & D Curtis & Hayes

Selly Hill Bungalow , Guisborough Road, Aislaby, Whitby, YO21 1SF

Agent: BHD Partnership

fao: Mr Tim Harrison, 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	<p>Standard Three Year Commencement Date</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p>
2	PLAN02	<p>Strict Accordance With the Plans/Specifications or Minor Variations</p> <p>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.</p>
3	MATS13	<p>Roof Tiles to Match Existing</p> <p>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.</p>
4	MATS41	<p>Windows - Match Existing</p> <p>All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
5	MATS00	<p>No work shall commence on the cladding of the development hereby permitted until details, 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.</p>
6	WPDR04	<p>Withdrawal of PD Part 1 Class A - Extensions Only (insert)</p> <p>Notwithstanding the provisions of the Town and Country</p>

		Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no extensions to the dwelling known as Selly Hill Bungalow, shall take place without a further grant of planning permission being obtained 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 NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3	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.
4	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 the appearance of the development is 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 NYM Strategic Policy A and NYM Strategic Policy C 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 Strategic Policies A and C of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for

		new development.
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>
2	INFO0	<p>Swift (<i>Apus apus</i>) populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website; https://www.swift-conservation.org/ with additional swift box ideas from Action for Swifts; http://actionforswifts.blogspot.com/search/label/nestbox%20design</p>

Consultation responses

Parish

No objection – 10 June 2022

Publicity expiry

Advertisement/site notice expiry date: 22 June 2022



This photo shows the elevation on which the proposed gable dormer is to be constructed.

Background

Selly Hill Bungalow is a single storey, one bedroom dwelling of relatively modern brick and concrete tile construction. The dwelling is located off Guisborough Road, unusually within the context of large warehouses and retail buildings but looks west towards open agricultural land.

The dwelling has an existing flat roof extension on the southern elevation and a conservatory on the western elevation. This application seeks planning permission for the construction of a glazed gable dormer on the western elevation.

Main issues

Local Plan Policies

Strategic Policy C 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 states that development within the domestic curtilage of dwellings should only be permitted where the scale, height, 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. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

Discussion

This application seeks planning permission for the construction of a glazed gable dormer on the western elevation of the dwelling. The applicant intends to convert the loft space in the existing dwelling to create a master bedroom with en suite; the existing bedroom will be turned into a home office.

Policy CO17 states that any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension. The existing flat roof side extension contributes towards the 30% limit of overall increase, however the conservatory does not. It is also considered that the increase in floorspace created as a result of the proposed gable dormer is de minimis; a loft conversion would not be possible without the proposed dormer. Therefore, in this instance, this element of the policy does not apply.

In regard to the design, the glazed gable dormer is not something that would be supported on traditional properties within the National Park, however given the modern

construction of the dwelling, together with the surrounding industrial context it is not considered that the proposed development would have a detrimental impact on the surrounding area. The development will be visible from a distance; however it is an appropriate scale within the roof slope and the ridge height is lower than the main ridge of the dwelling. The proposed materials will complement the existing dwelling.

No objections have been raised in response to the application and in view of the above, the 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.