

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0238

Development description: non material amendment to planning approval NYM/2020/0318/FL to allow omission of glazing and replacement with rendered walls and windows

Site address: Field House, Whitby Road, Robin Hood's Bay

Parish: Fylingdales

Case officer: Mrs Jill Bastow

Applicant: Becci Hodgson

Field House, Whitby Road, Robin Hood's Bay, Whitby, YO22 4PB

Agent:

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
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Document title

1	PLAN03	<p>The development hereby approved shall only be carried out in accordance with the specific amendment for the replacement of the glazing with rendered walls and windows as shown on the following document(s):</p> <table data-bbox="564 344 1390 517"> <thead> <tr> <th data-bbox="564 344 842 376">Document Description</th> <th data-bbox="842 344 1043 376">Document No.</th> <th data-bbox="1043 344 1390 376">Date Received</th> </tr> </thead> <tbody> <tr> <td data-bbox="564 412 842 443">Proposed Elevations</td> <td data-bbox="842 412 1043 443"></td> <td data-bbox="1043 412 1390 443">21 Mar 2022</td> </tr> <tr> <td data-bbox="564 479 842 510">Proposed Elevations</td> <td data-bbox="842 479 1043 510">001</td> <td data-bbox="1043 479 1390 510">20 Jun 2022</td> </tr> </tbody> </table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2020/0318/FL.</p>	Document Description	Document No.	Date Received	Proposed Elevations		21 Mar 2022	Proposed Elevations	001	20 Jun 2022
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Consultation responses

Parish

No comments received



Photo showing the front elevation of the property and the area of the proposed link between the main house and the annexe

Background

Field House is a semi-detached white painted stone built property which lies on the south side of Whitby Road on the edge of Robin Hoods Bay. The front or principle elevation faces south over Nookfield Close rather than fronting onto Whitby Road and owing to the local topography it occupies an elevated position above the neighbouring properties. The property has a vehicular access directly from Whitby Road serving a large gravelled parking area. To the front or south of the property is a split level garden and to the west is a rendered, mono-pitched roof detached outbuilding which comprises an en-suite bedroom.

Planning permission was granted in July 2020 for the retention and adaption of the existing outbuilding (including new and altered windows, reroofing and re-rendering) along with a single storey extension to link this to the main dwelling. The extension was to be rendered to match the house with a dark grey mono-pitched roof and rooflights and the front or south facing elevation was to be fully glazed.

This non-material amendment proposes to omit the full height glazing to the link and replace this with a pair of patio doors and sliding sash windows to either side with rendered walls.

Main issues

The principle of development has already been established by the granting of planning permission in July 2020 for extensions and alterations to the property. The main issue to consider therefore is whether the proposed amendments are non-material and minor in extent and effect.

The scale, height form and position of the proposed link extension would remain as previously approved, only the design detailing and fenestration is proposed to change from more contemporary full height glazing in aluminium frames to timber vertical sliding sash windows and rendered walls to match the host property.

With regard to the impact on the residential amenity of neighbouring properties, the reduction in glazing will potentially reduce the potential for overlooking.

It is considered therefore that this alteration to the fenestration of the approved scheme would not compromise the principle of development as approved and as such can be dealt as a non-material minor amendment. Approval is recommended.

Explanation of how the Authority has worked positively with the applicant/agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.