

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0416

**Development description:** rendering of existing brickwork

**Site address:** Fern Lodge, Laburnum Avenue, Robin Hoods Bay

**Parish:** Fylingdales

**Case officer:** Mr A Muir

**Applicant:** Mr Adrian Beevers

Fern Lodge, Laburnum Avenue, Robin Hoods Bay, YO22 4RR

**Agent:**

## Director of Planning's Recommendation

Approval subject to the following:

Document title

**Condition(s)**

<b>Condition number</b>	<b>Condition code</b>	<b>Condition text</b>
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	PLAN00	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.

**Reason(s) for condition(s)**

<b>Reason number</b>	<b>Reason code</b>	<b>Reason text</b>
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.

## **Consultation responses**

### **Parish**

No comments

### **Natural England**

Not able to fully assess and provide detailed advice on application. Standard guidance provided.

## **Third party responses**

None received

## **Publicity expiry**

Site notice expiry date 04 July 2022



Front Elevation



Rear Elevation

## **Background**

Fern Lodge is a traditional two storey, detached property located on the southern fringe of the upper part of Robin Hoods Bay. The property sits in an elevated position to the northwest of the lower village and is set back from the highway within its own grounds.

Laburnum Avenue has a mixture properties both in size and construction the majority of which have rendered walls.

The property has been subject to three planning applications between 1989 and 2004 for extensions to the property. These applications have resulted in a mix match of brick work on the external elevations which is now deteriorating through spalling in localised patches.

This application seeks planning permission for the rendering of the property with a stone coloured system render.

## **Main issues**

The main issue is whether the development will have a detrimental impact upon the character and appearance of the property and that of the neighbouring properties.

## **Local Plan**

The relevant policies contained within the North York Moors Local Plan to consider in relation to this application are Strategic Policy C (Quality and Design of Development) and Strategic Policy CO17 (Householder Development).

Strategic Policy C states that in order to maintain and enhance the distinctive character of the National Park development will be permitted where, among other things, the proposal is of a high quality design and incorporates good quality materials and does not have an adverse impact upon the amenities of adjoining occupiers.

Policy CO17 states that development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park and will be permitted where among other things, the scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape.

The existing brickwork on Fern Lodge is currently visibly intrusive and in need of repair to prevent further deterioration of the property. Furthermore the miss matched appearance detracts from the appearance of the dwelling. The proposed external render will significantly improve the appearance of the property without negatively impacting the character and appearance of the property and that of the neighbouring properties.

The development is considered to accord with policies SPC and CO17 by improving the appearance of Fern View and improving the general street scene.

The development is within 250 metres of a SSSI, however the proposed development will not have a negative impact upon this designation.

For the reasons outlined above, this application is recommended for approval.

## **Pre-commencement conditions**

N/A

### **Contribution to Management Plan objectives**

Approval is considered likely to help meet Objective 23 which seeks to enable resilient communities where residents can meet their basic needs.

### **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.