

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0422

**Development description:** removal of fuel store and construction of single storey extension to front elevation

**Site address:** Station Road Post Office, Station Road, Robin Hoods Bay

**Parish:** Fylingdales

**Case officer:** Mr A Muir

**Applicant:** Trevor and Paula Parker  
Baytown Stores, Station Road, Robin Hoods Bay, North Yorkshire, Whitby, YO22 4RA

**Agent:** Arcane Design Studio  
fao: Mr Graham Carr, The Studio, Church View, Egton, Whitby, YO21 1UT

## 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	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.
3	MATS00	All new external materials used in the development hereby permitted shall match that of the existing building including the colour and texture and finish and where these include stone and/or brick, the method of coursing and pointing in the local tradition.

### 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 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.
3	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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.

### Consultation responses

#### Parish

No objections

#### Third party responses

#### Steve and Katy Donkersley

Support – Believe it would enhance the shop and post office facilities to the benefit of the parish.

#### Publicity expiry

Site notice expiry date 04 July 2022



Front elevation as existing

## Background

Station Road Post Office is used as a post office and general store, located in the centre of the upper part of Robin Hoods Bay on the main pedestrian route between the Station Road car park and the older part of the town. The building itself was formerly a residential bungalow and is set back approximately 9 metres from Station Road.

The site has a substantial planning history and the property has been extended several times in order to cope with the changing requirements of the local economy. Planning permission was granted in 2007 to allow hot food service and the construction of an external seating area.

This application seeks planning permission for a single storey front extension which will link into the existing front projection. The purpose of the extension is to remove the lean to slate roof over the metal framed gas cage and provide a purpose built serving hatch for serving ice creams and other food stuffs.

## Main issues

The most relevant policies of the NYM Local Plan in the determination of this application are Strategic Policy C (Design) and Policy BL8 (Shops).

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.

Policy BL8 seeks to ensure that new retail development is only permitted in Helmsley where they accord with the Helmsley local plan; within the main built up areas of the Larger Villages; and the Smaller Villages and Open Countryside subject to certain criterion.

The property is of a modern style constructed of brick under a concrete tile roof with UPVC windows. The existing front extension/structure consists of a slate canopy roof with a lightweight steel frame support and gas cage. This application seeks remove this structure and replace it with a slightly larger internal linked front extension constructed of brick under a slate roof. The proposed extension will be approximately 0.5m wider and will fill the space between the existing shop front extension and northwest corner of the front elevation. The proposed extension will project a similar distance to that of the existing slate roof over gas cage.

The existing slate roof over the gas cage appears out of place when the main roof of the building is modern concrete tiles. Therefore, in order to create a harmonious exterior then the roof of the proposed extension should match that of the main building along with all new brick work. Therefore, a condition is being imposed to require such.

Overall this will create a modest “L” shaped front projection to the gable wall by incorporating the existing brick shop front projection.

The proposals contained within this application would utilise matching materials and designs and would significantly improve the appearance of the current shop frontage. As such, the application is considered to accord with SPC and Policy BL8.

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 17 which seeks to work with businesses to establish regenerative tourism and Objective 18 which seeks to provide opportunities that attract, upskill and retain a local workforce.

#### 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.