

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0520

Development description: non material amendment to planning approval NYM/2021/0597/FL to allow an increase in size of window to front elevation, installation of two additional rooflights to rear single storey extension and two rooflights to rear in main house roof

Site address: 6 Prospect Field, Hawsker

Parish: Hawsker-Cum-Stainsacre

Case officer: Mrs Jill Bastow

Applicant: Mr & Mrs K & S Simpson
6 Prospect Field, Hawsker, Whitby, YO22 4LG

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	PLAN03	<p>The development hereby approved shall only be carried out in accordance with the specific amendments for the increase in size of window to front elevation, installation of two additional rooflights to rear single storey extension and two rooflights to rear in main house roof as shown on the following document(s):</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Plans & Elevations</td><td>D12137-03 G1</td><td>4 Jul 2022</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2021/0597/FL.</p>	Document Description	Document No.	Date Received	Proposed Plans & Elevations	D12137-03 G1	4 Jul 2022
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Proposed Plans & Elevations	D12137-03 G1	4 Jul 2022						

Consultation responses

Parish

No comments received

Third party responses

No comments received

Publicity expiry

Consultation expiry date: 24 July 2022

Background

This application relates to a semi-detached property located on the west side of a small residential cul-de-sac in the centre of High Hawsker. It is a stone-built property under a pantile roof with white uPVC windows. To the side is an attached garage and to the rear is a uPVC framed conservatory. A porch has been added to the front elevation.

Planning permission was granted in April this year for a two-storey side extension to provide a tandem garage with an additional bedroom above along with the replacement of the existing uPVC conservatory with a masonry constructed living room extension.

This application seeks approval for a number of minor amendments: the enlargement of the first-floor bedroom window to the front elevation; the addition of 2 rooflights to the rear single storey garage extension; and the addition of 2 rooflights to the rear roofslope of the main dwelling.

Main issues

The principle of development has been established by the granting of planning permission earlier this year and as such the main issue to consider is whether the proposed alterations are minor in extent and effect.

The relevant policies of the adopted Local Plan in the determination of this amendment are considered to be Strategic Policy C (Quality and Design of Development) and CO17 (Householder Development).

The proposed amendments would not alter the level of habitable accommodation provided and as such there is no conflict with the 30% threshold set out in Policy CO17. Furthermore, there would be no change to the scale, height, form or position of the extension, only the fenestration detailing. As such the extension would remain clearly subservient to the original dwelling as required by Policy CO17 and the Design Guide.

The enlargement of the window to the front elevation and the addition of rooflights to the rear elevation would not adversely affect the character or appearance of the approved extension and as such there is no conflict with Policy CO17 or the Design Guide in this regard.

Finally, the enlarged window to the front elevation and the additional rooflights would not afford any overlooking of neighbouring property and as such the amendments would not adversely impact on the amenity of those occupiers of neighbouring property.

In view of the above 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.