

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0674

Development description: alterations and construction of replacement two storey side extension with balcony at first floor level and attached single storey garage (revised scheme to planning approval NYM/2022/0094)

Site address: 22 Egton Road, Aislaby

Parish: Aislaby

Case officer: Miss Lucy Gibson

Applicant: Mr & Mrs Craven
22 Egton Road, Aislaby, Whitby, YO21 1SU

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	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	MATS03	<p>Stonework to Match</p> <p>All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.</p>
4	MATS09	<p>Brickwork to Match</p> <p>All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing building unless otherwise agreed in writing with the Local Planning Authority.</p>
5	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>
6	WPDR04	<p>Withdrawal of PD Part 1 Class A - Extensions Only</p> <p>Notwithstanding the provisions of the Town and Country 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 22</p>

		Egton Road, Aislaby shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
7	RSU000	The garage hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the garage hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
8	GACS00	No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be of a style and luminance which minimises glare and light pollution. All bulbs shall be shielded to prevent upward and minimise horizontal light spill and all lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.

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.
3-5	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 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.
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 and Policy CO17 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park, secure high

		quality design for new development and to maintain a suitable mix of housing types within the National Park.
7	RSU000	In order to enable the Local Planning Authority to control any future changes to the building and ensure compliance with NYM Strategic Policy A and Policy CO17 which seek to conserve and enhance the special qualities of the NYM National Park and to maintain a suitable mix of housing types within the National Park.
8	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.

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	MISCINF12	<p>Birds</p> <p>Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England http://www.naturalengland.org.uk/ourwork/regulation/wildlife/s</p>

		<p>pecies/speciallyprotectedbirds.aspx. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.</p>
3	INFO0	<p>Swifts</p> <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</p> <p>Action for Swifts;</p> <p>http://actionforswifts.blogspot.com/search/label/nestbox%20design</p>

Consultation responses

Parish

No objections

Highways

The proposals do not alter the parking capacity and are not anticipated to alter the parking demand. Therefore, there are no local highway authority objections to the proposed development.

Third party responses

None received

Publicity expiry

Advertisement/site notice expiry date: 20 October 2022



This shows the front elevation of 22 Egton Road, Aislaby (to the left) and 20 Egton Road.



This shows the front elevation of 22 Egton Road, and the partial front elevation of 24 Egton Road which is characterised by a glazed balcony.



This photograph shows the rear elevation of 22 Egton Road.

Background

22 Egton Road is a large detached property located at the western end of Aislaby. The property occupies an elevated position above the highway and is of modern design and construction with an attached garage projecting forward of the property's principal elevation. There is no planning history for the property.

A previous application sought permission for the construction of replacement two storey side extension with balcony at first floor level and attached single storey garage. This application was granted planning permission in April 2022.

This application is a revised scheme of the previously approved application and also seeks permission for the construction of replacement two storey side extension with balcony at first floor level and attached single storey garage. The revisions to the previously approved plans include an increase in depth of the two storey extension by 1m and a slight increase in height by 0.5m. This would result in the glazed balcony projecting a further 1m from the front elevation.

Main issues

Local Plan

The most relevant policies contained within the NYM Local Plan to consider with this application are Strategic Policy C (Design) and Policy CO17 (Householder Development).

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. Furthermore, the scale, height, massing and form of the proposal should be compatible with surrounding buildings.

Policy CO17 states that development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will be permitted where among other things, the 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. This policy also states that any extension should be clearly subservient to the main part of the building and should not increase the total habitable floor space by more than 30% unless there are compelling planning considerations in favour of a larger extension.

The proposed extension would replace the existing two storey hipped roof structure with attached garage on the western end of the property. It would appear that the existing structure was constructed at the same time as the main house and is therefore not considered to be a later extension when calculating the property's total habitable floorspace.

The proposed extension would match the existing hipped roof structure in appearance and design; but would extend the property's total habitable floorspace by 25%, with a balcony on the front elevation and a slightly wider garage. While the proposed materials and design are not particularly traditional, they would match the main house and are therefore not considered to detract from the character or appearance of the main house.

Furthermore, the proposed extension would still be set back from the property's principal elevation, despite the 1m increase in depth from the previously approved plans. Whilst the previously approved plans with the lower ridge height would have been preferred by the Authority, the revised plans show a ridge height slightly lower than the main house. As such, the extension would still appear subservient. Overall, there are a range of modern detached dwellings along Egton Road and it is not felt that this development would detract from the character of the surrounding area.

With regards to the proposed balcony, there is already a balcony on the principal elevation of 20 Egton Road and planning permission was granted in 2021 for the construction of a balcony on the front elevation of 24 Egton Road. As such, despite the further projection of 1m from the front elevation compared to the previously approved plans, it is not felt that the balcony would detract from the character and appearance of the surrounding area. Furthermore, both sides of the balcony would be screened to protect neighbouring amenity levels.

For the reasons outlined above, this application is considered to accord with Strategic Policy C and Policy CO17 and is therefore recommended for approval.

Pre-commencement conditions

N/A

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.