

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0784

Development description: non material amendment to planning approval NYM/2020/0996/FL to allow the enlargement of single storey extension and installation of one additional ground floor window and velux window

Site address: Seagrove (formerly Little Pastures), Hood Lane, Cloughton

Parish: Cloughton

Case officer: Mrs Hilary Saunders

Applicant: Mr & Mrs Everitt
Seagrove, Hood Lane, Cloughton, Scarborough, YO13 0AT

Agent:

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 amendment(s) for the enlargement of the single storey extension and installation of one additional velux window 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>Elevations proposed south & west(annotated)</td><td>---</td><td>26/10/2022</td></tr><tr><td>Elevations proposed to road & east(annotated)</td><td>---</td><td>26/10/2022</td></tr><tr><td>Floor plans proposed (annotated)</td><td>---</td><td>26/10/2022</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2020/0996/FL.</p>	Document Description	Document No.	Date Received	Elevations proposed south & west(annotated)	---	26/10/2022	Elevations proposed to road & east(annotated)	---	26/10/2022	Floor plans proposed (annotated)	---	26/10/2022
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Document title

Consultation responses

Parish

No objections

Third party responses

Name

Julia Read, Bracken Brae, Hood Lane, Cloughton – Main concern is light pollution. Light from the side window of the roof dormer will shine into my window, as will the light from the proposed extension and narrow window. The combined proposals on the south and west sides of the property result in a considerable enlargement of the original building.

Publicity expiry

N/A

Road facing elevation of existing dwelling



Background

Seagrove (formerly Little Pastures) is a relatively modern property (c.1967) built on a sloping site on the south of Hood Lane which is approximately 1km north of the centre of the village of Cloughton. The property occupies a commanding position and is constructed as a split-level dwelling, appearing as a modest single storey dwelling when viewed from Hood Lane but at the rear, the property appears as a two storey dwelling overlooking its substantial gardens.

The property is constructed of narrow courses of stone under a flat profile concrete tile roof with miss-matched uPVC window designs, including multi-paned windows, bow windows and large plain glazed picture windows. Planning permission was granted in 1996 for the construction of a first floor extension over an existing flat roof garage to provide a new bathroom.

Planning permission was granted in 2020 for a two storey rear extension of the flat roof design (extending 1.8metres from the existing rear elevation), a modest rear facing catslide dormer window in the upper roof slope, a single story side extension together with a garden shed positioned to the side of the property adjacent the western boundary.

This application seeks permission to square off the small single storey extension, add an additional ground floor window to the extension and add an additional roof light to the existing roof slope.

The proposed increase would create an additional 2.5m² of floorspace 28% increase in habitable floorspace and this revised plan would result in an overall increase in habitable floorspace from the original property of 29.5%

Main issues

This application is to assess whether the revised proposals materially alter the scheme that has already been approved.

The principal of the development of this site has already been accepted and it is considered that the small increase in floorspace and additional window and rooflight would comprise a minor alteration which would not change the overall character of the scheme.

The comments submitted by the neighbour relate to elements of the development that are unaltered from the original scheme. Furthermore, this neighbouring property is located approximately 40m to the west and the windows referred to.

In view of the above, approval is recommended.