

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0888

Development description: construction of sun room extension to rear

Site address: 4 Loring Road, Ravenscar

Parish: Fylingdales

Parish: Staintondale

Case officer: Mrs Jill Bastow

Applicant: Mr and Mrs Mason
4 Loring Road, Ravenscar, Scarborough, YO13 0LY

Agent: Coral Windows Ltd
fao: Mr Paul Fletcher, Coral Mill, Halifax Road, Bradford, West Yorkshire, BD6 2DN

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.
2	PL02	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	GPMT03	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.
4	PDR02	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 further extensions to the property known as 4 Loring Road shall take place without a further grant of planning permission being obtained from the Local Planning Authority.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN TM01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	RSN PL01	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	RSN GPMT01	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.
4	RSN PDO1	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 and secure high quality design for new development and to maintain a suitable mix of housing types within the National Park.

Consultation responses

Parish

No objections

Natural England

No comments received

Third party responses

Mrs Hollie-Suff, Ranworth, Church Road, Ravenscar -

We are local residents who live in very close proximity of the proposed development.

We are in favour of the application and that the development will be a nice addition to the property and village.

Publicity expiry

Advertisement/site notice expiry date: 16 January 2023

Side elevation of property where the sunroom will be located to the rear



Rear elevation of property where the sunroom will be located spanning across the existing gable and flat roof extensions



Background

This application relates to a substantial end terraced property situated to the south of Station Square at Ravenscar on the opposite side of the dismantled railway. It is constructed of red brick with white painted render to the first floor and timber boarding to the gable with deep overhanging eaves under a plain clay tiled roof. It is accessed via a private road.

Planning permission was granted in April 2014 for a two storey side extension in place of the existing detached prefabricated single garage, a front porch extension and a single storey lean-to extension together with a new roof over the existing rear extension, all to be built in matching materials. In 2016 planning permission was subsequently granted for a reduced scheme for a one-and-a-half storey side extension and replacement roof over the existing rear extension incorporating two roof lanterns. This has not been implemented and as such is no longer valid.

This application seeks planning permission for the construction of a single storey sun room extension to the rear of the property. It is proposed to be constructed in red facing brick to match the host dwelling with dark grey (anthracite) uPVC frames to the windows, patio doors and glazed roof.

Main issues

Local Plan

The most relevant policies of the Local Plan are considered to be Strategic Policy C (Quality and Design of Development) and Policy CO17 (Householder Development).

Strategic Policy C (Quality and Design of Development) seeks to maintain and enhance the distinctive character of the National Park with a set of detailed criteria to be complied with. It requires proposals to be of a high-quality design that will make a positive contribution to the local environment and to incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Policy CO17 (Householder Development) requires the scale, height, form, position and design of any extension to not detract from the character and form of the original dwelling or its setting in the landscape and to reflect the principles outlined in the Authority's Design Guide. In addition, it requires that any extension should be clearly subservient to the host dwelling and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension. It also requires the design and detailing to complement the architectural form and character of the original dwelling and any new roofline to respect the form and symmetry of the original dwelling.

Discussion

In line with Policy CO17 and the Householder Extensions Planning Advice Note the existing habitable floorspace of the main domestic dwelling has been calculated based on the extent of the main domestic dwelling as it was on 1 July 1948 excluding any extensions erected after then or attached outbuildings.

From the existing floor plans submitted and those from previous applications, the habitable floorspace of the original dwelling extends to approx. 122 sq. m. The property has previously been extended with a porch to the side and kitchen to the rear adding a further 24 sq.m. The proposed sunroom would add a further 15.3 sq.m which when combined with the existing extension amounts to a 32% increase in habitable floorspace which is considered to fall within the reasonable tolerances of the threshold set out in Policy CO17. and as such acceptable in principle.

In terms of design and detailing, the host property is characterised by its steeply pitched gable roofs and to some extent a hipped roof extension would be out of character. However, the proposal is for a sunroom with a glazed roof which differentiates the extension from the original dwelling and previous extensions. It is proposed to construct the extension in matching facing brickwork with the framework in dark grey to help reduce the prominence of the extension whilst also complementing the black timber framework of the main dwelling. By incorporating a hipped roof, the existing gable to the kitchen extension and the rear elevation of the original property would be unaffected; a gabled roof would interfere with both. It also helps to reduce the overall massing of the proposed sunroom whilst enabling it to extend across the rear elevation screening the existing flat roof extension and providing a more cohesive rear elevation. As such it is considered that the proposed sunroom would be subservient to the host dwelling and not detract from its character and form or its setting in the landscape as required by Policy CO17.

There is an adjoining property to the northeast which might be affected by the proposed sunroom, particularly given that the land drops down towards the adjoining property. However, there is a conservatory extension to the rear of that property and the proposed sunroom would extend only 1.2 metres beyond that. The wall facing the neighbour would be blank with no windows to avoid any overlooking. As such it is considered that the proposal would not have an adverse impact on the residential amenities of the occupiers of the adjoining property either by overlooking or overshadowing.

Conclusion

It is considered that the proposed extension is subservient to the host property and sympathetic in terms of scale, massing, form, materials and design detailing in accordance with the policies of the Local Plan and the Authority's Design Guide. As such 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.