

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0897

**Development description:** construction of single storey rear extension

**Site address:** 20 Rigg View, Stainsacre

**Parish:** Hawsker-Cum-Stainsacre

**Case officer:** Miss Emily Jackson

**Applicant:** T Sanderson  
20 Rigg View, Stainsacre, Whitby, YO22 4NR

**Agent:** Pyramid Architectural Designs  
fao Mr B Wears , Unit 8, Lexington buildings, Marske by the sea, TS11 6HR

## 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 brickwork used in the development hereby permitted shall match that of the existing building including the colour, texture and finish and the method of coursing and pointing in the local tradition.
4	GPMT05	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity.

Document title

5	GPMT26	All rainwater and foul water goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity.
6	MCOO	All new doors in the development hereby permitted shall match those of the existing building in terms of material and shall be maintained in that condition in perpetuity.
<b>Reason(s) for condition(s)</b>		
<b>Reason number</b>	<b>Reason code</b>	<b>Reason text</b>
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.
3-4	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.
5-6	RSN GPMT02	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 the appearance of the development is 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

None Received

#### Publicity expiry

Advertisement/site notice expiry date – 12<sup>th</sup> January 2023

Photograph showing rear elevation of 20 Rigg View (courtesy of applicant);  
proposed extension to be built to infill gap on left hand side



## Background

20 Rigg View is a single storey, 1970's, semi-detached bungalow located in the northwest of Stainsacre village on the south side of the residential cul-de-sac known as Rigg View.

The property is constructed using red brick with a concrete pantile roof and features white PVC storm-proof windows, white PVC doors and black PVC rainwater goods.

In July 2003, permission was granted for a single storey extension at the rear of 20 Rigg View alongside a similar extension on the adjoining neighbouring property, 21 Rigg View. This extension spans the entire width of the property, forming an 'L shape' at the rear and is constructed using materials to match the property with a pitched pantile roof. There are no conditions related to this permission which would impact the application.

There is no other planning history for the property.

This application seeks permission to construct a single storey flat roof extension at the rear of the property on the left-hand side to infill the gap remaining from the previous 2003 'L shaped' extension. The proposed extension would measure 2.8m in length x

2.2m in width, with a height of 2.45m and would feature one set of double doors on the rear elevation.

## Main issues

### Local Plan

The most relevant policy contained within the North York Moors National Park Authority Local Plan 2020 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 considering appropriate siting, orientation, layout and density of proposals in addition to appropriate scale, height and massing and form. Proposals should utilise good quality materials and be of a high-quality, sustainable design that reflects and complements the architectural character and form of the original building and/or that of the local vernacular.

Policy CO17 seeks to ensure that development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park. Development will only be permitted where: the scale, height, form, position and design of new development do not detract from the character and form of the original dwelling and its setting; the development does not adversely affect the amenity for the existing and neighbouring occupiers; and that the development reflects the principles of the Authority's design guide. In the case of extensions and alterations to the existing dwelling, extensions should be 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.

### Material Considerations

Policy CO17 states that extensions to dwellings should not increase total habitable floor space by more than 30% unless there are compelling planning considerations in favour of a larger extension.

As the previous 2003 extension was constructed prior to the introduction of this policy, the existing extension represents a larger than recommended increase in habitable floorspace of 44% - with the proposed extension increasing this figure to 54%.

Whilst this figure is above the recommended increase in habitable floorspace of 30%, it is not considered that the proposed extension would substantially change the nature of the size and scale of this property as it does not create an additional bedroom and only modestly increases the size of an existing room, nor would it have a detrimental impact on the appearance of the property and wider streetscape due to its modest footprint. As the neighbouring property's extension extends beyond the rear wall to the same point, a small infill extension as proposed is unlikely to have an impact on neighbouring

amenity. Therefore, on a planning balance such an increase could be considered acceptable.

No condition has been applied to remove permitted development rights for extensions on the property as the entire rear elevation of the property has been extended, and therefore, under the GDPO any further extensions would require an application for planning permission regardless.

Generally, the use of flat roofs on developments throughout the National Park are resisted where possible under Part 2 of the Authority's Design Guide: Extensions and Alterations to Dwellings which states that flat roofs can contribute to loss the of form and character of dwellings.

However, as the dwelling and the existing extension already have pitched roofs, it would be difficult to successfully integrate another roof pitch onto the property. Moreover, the proposed extension is modest in size, and is unlikely to detract from the overall appearance of the property as it would be located at the rear of the property and remain subservient to the rest of the dwelling. Therefore, given that the property is not located within a Conservation Area, in this instance a flat roof could be considered acceptable.

The proposed materials for the development would be in keeping with the existing property and surrounding streetscape. However, for the avoidance of doubt conditions have been applied for all external brickwork and doors to match that of the existing dwelling and for all new rainwater goods to be coloured black.

### Conclusion

For the reasons outlined above, the proposal meets the aims of Strategic Policy C and Policy CO17 of the NYMNPA Local Plan 2020 and as such, approval is recommended.

### 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.