

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0604

Development description: alterations and construction of single storey rear extension together with demolition of garage and formation of parking area

Site address: Laurel Cottage, Stainsacre Lane, Whitby

Parish: Hawsker-Cum-Stainsacre

Case officer: Mrs Jill Bastow

Applicant: Rob & Emma Green
Laurel Cottage , Stainsacre Lane, Whitby, YO22 4NT

Agent: The Sustainable Design Studio
fao: Mr Stuart Duckett, 22 West Dyke road, Redcar, TS10 1EJ

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	PL01	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Drawing No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Location Plan</td> <td>22.08.01</td> <td>10 Aug 2022</td> </tr> <tr> <td>Proposed Plans & Elevations</td> <td>22.08.05 Rev. C</td> <td>24 Feb 2023</td> </tr> </tbody> </table>	Document Description	Drawing No.	Date Received	Location Plan	22.08.01	10 Aug 2022	Proposed Plans & Elevations	22.08.05 Rev. C	24 Feb 2023
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Location Plan	22.08.01	10 Aug 2022									
Proposed Plans & Elevations	22.08.05 Rev. C	24 Feb 2023									
3	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 Laurel Cottage shall take place without a further grant of planning permission being obtained from the Local Planning Authority.									
4	MHC03	<p>The development must not be brought into use until the access to the parking area has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:</p> <ol style="list-style-type: none"> 1. The crossing of the highway footway must be constructed in accordance with the Standard Detail number E50 to give a level surface for pedestrians walking along the highway. 2. Any gates or barriers must not be able to swing over the existing or proposed highway. 3. Provision to prevent surface water from the site discharging onto the existing highway must be constructed and maintained thereafter to prevent such discharges. <p>All works must accord with the approved details.</p>									

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 PD01	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.
4	RSNMHC03	To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

Consultation responses

Parish

Support this application. The building is in need of modernisation, the proposed works will improve not only the street view but will bring the property back into modern use.

Highways

No objection but advise that the footway crossing to the parking areas is via dropped kerbs that are already in place, however, the levels of the tarmac footway at the back of the footway are not level and will require altering. This work will be required to be done with a highways licence.

Third party responses

No comments received.

Publicity expiry

Advertisement/site notice expiry date: 4 October 2022

Rear elevation of Laurel Cottage with the small outbuilding to be replaced with a utility room and wet room extension and the dormer to be increased in depth



Side elevation of Laurel Cottage showing the cat slide pantile roof to the kitchen extension to be continued over the utility room and wet room extension and the dormer to be increased in depth



Existing timber garages and car port to be demolished to allow off-street parking to serve Laurel Cottage



Background

Laurel Cottage, a small end terraced property, is positioned at the junction of Stainsacre Lane and Summerfield Lane in Stainsacre. Whilst Stainsacre is not a conservation area, the property does form part of the historical core of the village. The property is in need of renovation and modernisation both internally and externally.

Planning permission is sought for a single storey rear extension to provide a utility room and wet room, extending the existing pantiled cat-slide roof to the kitchen over, with headroom achieved by reducing the ground floor levels in the kitchen to match those of the living room. In addition, it is proposed to enlarge the existing cat slide dormer by increasing the depth so that it extends up from the rear wall of the cottage to allow the staircase to be repositioned and the bathroom moved upstairs. Finally, it is proposed to demolish the dilapidated car port structures at the eastern end of the garden to provide off-street parking.

Main issues

Local Plan

The most relevant policy of the Local Plan in the determination of this application is CO17(Householder Development) which requires that the scale, height, form, position and design of any extension does not detract from the character and form of the original dwelling or its setting in the landscape and reflects 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 habitable floorspace by more than 30%.

Discussion

As originally submitted the application proposed to replace the existing lean-to extension with a flat roof, extending this further out to incorporate a utility room and wet room along with enlarging the existing rear dormer. It was considered that the scale, form, design and choice of materials proposed would detract from the character and appearance of the original cottage. Similarly, it was considered that the enlarged dormer would dominate the rear roofslope and appear out of scale and character with the host property.

The amended proposals are considered to complement the architectural form and character of the original cottage. The cat-slide pantile roof will be extended over the proposed utility room and wet room, which will be clad in natural cedar boarding. The choice of timber boarding as opposed to stone is considered to complement the host property yet differentiate the extension as a later addition, helping to reduce the massing.

The proposed alterations to the dormer will increase its depth whilst maintaining its width. It is not considered that this will make the dormer unduly prominent in the roofscape but will make a significant improvement to the internal accommodation.

With regard to the size threshold set out in Policy CO17, it is not clear whether the kitchen is a later addition, post 1948. Working on a worse case scenario, the original floorspace of the cottage amounts to 53 sq.m; the existing kitchen extension adds a further 11 sq.m and the proposed utility

room and wet room and further 4.4 sq.m. This equates to a 29% increase in habitable floorspace and therefore within the parameters of Policy CO17.

It is not considered that the proposed extension would have an adverse impact on the residential amenity of the occupiers of the adjoining property to the south given that it would only extend a further 2.6 metres beyond the rear wall of the original terrace and with a shallow pitched lean-to roof the overall height is kept to a minimum.

There is no objection to the demolition of the dilapidated garage structures at the eastern end of the garden and the provision of parking spaces as this would visually improve the locality.

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.