

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0087

Development description: installation of four rooflights

Site address: land adjacent Rivendale, Beacon Way, Sneaton, Whitby

Parish: Sneaton

Case officer: Miss Victoria Flintoff

Applicant: Mr Mark Wilson
Beacon Way, Sneaton, Whitby, YO22 5HS

Agent: BHD Design Ltd
fao: Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB, United Kingdom

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	GPMT21	The rooflights shall be fixed or top-hung conservation style and maintained in that condition in perpetuity.

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 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

Highways

The proposals are still providing a suitable access and enough parking for a dwelling of the increased size of 6 bedrooms. Therefore, there are no further highway recommendations to this application on the clear understanding that condition numbers 13 and 14 of the previously approved application NYM/2011/0398/FL are still valid.

Publicity expiry

06 April 2023

Principal elevation of new dwelling situated on land adjacent to 'Rivendale'.



Background

This application relates to a piece of land which comprises a gap between two existing dwellings on a continuously built-up road frontage in the village of Sneaton.

Planning permission was granted in 2011 for the construction of a detached local occupancy dwelling following a refusal in 2010 for a substantially larger dwelling. This was overcome as the revised proposal was set further back and of a smaller scale to reduce impact on the local landscape and mature trees. The development is now largely complete although an application in 2018 sought a variation of the 2011 permission to allow for a first storey floor over the attached garage to include a fourth bedroom. Furthermore, consent was granted in 2019 for the removal of two mature trees.

This application seeks permission to install one rooflight on the front elevation of the dwelling and three on the rear which will allow for the use of the roof space.

Main Issues

Policy Context

The relevant policies contained within the NYMNPA Local Plan include Strategic Policy C (Quality and Design of Development) and Policy CO17 (Householder Development).

Strategic Policy C relates to the quality and design of the development within the National Park. The policy seeks to ensure that proposals maintain and enhance the distinctive character of the National Park through appropriate siting, orientation, layout, and density together with carefully considered scale, height, massing, and form. Proposals should 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. Contemporary, modern designs will be supported where they are sympathetic to their surroundings, reinforce local distinctiveness and add variety to the National Park's built heritage.

Policy CO17 states that development within the domestic curtilage of dwellings should only be permitted where the proposed scale, height, form, position, and design does not detract from and complements the character and form of the original dwelling and its setting in the landscape. The Authority will permit schemes which are sympathetic to existing buildings in terms of scale, massing, form, materials, colour and which do not cause an unacceptable reduction in amenity either for the existing dwelling, or garden, or for neighbouring properties.

All applications for planning permission should demonstrate that the principles in the Authority's Design Guide have been considered. Part 2 of the Authority's Design Guide is relevant to this application as it considers alterations and extensions to existing dwellings. In terms of rooflights, their relative positions should be carefully considered, and they should be fitted correctly with the appropriate flashings so that they sit flush

with the roof plane rather than proud of it and restricted to the least visible roof slope wherever possible. Reproduction cast iron (conservation-style) rooflights are the Authority's preferred style as these replicate traditional materials, are visually more authentic and are found on many vernacular properties within the park.

Material Considerations

The dwelling is a newly constructed, large, detached house situated on an infill site within the village of Sneaton which was granted permission in 2011. It is of a suitable scale and form and comprises materials which are sympathetic to the local vernacular. The addition of rooflights will provide more light for the use of the roof space.

In terms of this proposal and the relevant policies, the proposed rooflights shown on the elevations are well proportioned and successfully complement the existing fenestration pattern. Despite this property being modern, it is comprised of traditional materials presenting a vernacular appearance. Within Sneaton, there are few disturbances to roof slopes which is a traditional feature worthy of protecting in the National Park. This proposal presents a minimal impact as the majority of the rooflights have been sited on the rear with only one on the front, reducing the visual disturbance of the roof scape. To maintain the high-quality architectural quality of the dwelling, a condition has been included for the use of conservation style rooflights which reflects the traditional style found in the National Park. As a result, the rooflights are considered sympathetic and of minimal impact to the character of the dwelling and local landscape.

Whilst the proposal may allow for additional bedrooms, there is no increase to the size or form of the existing dwelling which is in a plot and position previously approved. It is considered that the proposal would still be in keeping with the scale and siting of the adjacent dwellings, and therefore would not be out of character in the street scene. However, it is worth noting that the increase in possible bedroom space concerned highways and although it was considered that adequate parking remains, the conditions of the original approval are still valid.

Conclusion

In view of the above, the proposal is considered to complement the existing form and character of the existing dwelling and as such complies with Strategic Policy C and Policy CO17. It is therefore recommended for approval.

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.