

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0293

Development description: construction of two rear timber porches

Site address: 1 & 2 Coastguard Cottages, Robin Hood's Bay

Parish: Fylingdales

Case officer: Miss Emily Jackson

Applicant: Mr & Mrs M. Butterworth & Ms S. Mallard
1 & 2 Coastguard Cottages, Robin Hood's Bay, Whitby, YO22 4SY

Agent: Ursula Bradwell Architects
fa: Ms Ursula Bradwell, Church Hall, St. Hilda's Terrace, Whitby, YO21 3AG

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	MCO0	All new window frames and glazing bars in the development hereby approved shall be of timber construction and be painted white within six months of the date of installation and shall be

		maintained in that condition in perpetuity.
5	MC00	All new doors in the development hereby permitted shall be of timber construction and be of a painted finish and shall be maintained in that condition in perpetuity.
6	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.
7	AC21	No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be Dark Skies compliant and no other lighting shall be installed on the site. All lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be 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 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.
4-5	RSN GPMTPO2	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.
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.
7	RSN AC01	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 North York Moors Local Plan Strategic Policies A and C, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development that does not detract from the quality of life of local residents; in accordance with Policy ENV4 which seeks to protect dark night skies.

Consultation responses

Parish

None

Natural England

None

Third party responses

None Received.

Publicity expiry

Advertisement/site notice expiry date – 16th June 2023

Photograph showing rear elevation of 1 and 2 Coastguard Cottages, Robin Hoods Bay; glazed timber porches adjoined under pitch roof proposed to be constructed between the two existing outshots.



Photograph showing existing timber porches to the rear of 3 and 4 Coastguard Cottages, Robin Hoods Bay.



Background

1 and 2 Coastguard Cottages comprise mid-terrace properties in a terrace of four small properties located in an elevated position overlooking Robin Hoods Bay, outside of the Conservation Area. The properties are accessed via a steep winding private track that leads up from New Road and past the Fisherhead Outdoor Pursuit Centre. The properties are constructed of red brick under slate roofs, and each feature a rear outshot, with the outshots of properties 2 and 3 adjoined under a pitched roof.

At the rear of properties 3 and 4, two small white painted timber framed porches with mono pitched roofs have been installed.

There is no planning history for either property that would impact this application.

This application seeks permission for the construction of two glazed timber porches at the rear of 1 and 2 Coastguard Cottages that are to be adjoined under a glazed pitched roof with a red brick base. As the boundary between properties is sited closer to Number 2, it is proposed for the porch at Number 2 to be smaller in width, measuring 1.86m x 3.75m, whilst the porch at Number 1 would measure 2.0m x 3.75m. The porches would have with a height to the eaves of 2.5m and a ridge height of 4.0m.

Main issues

Local Plan

The most relevant policies 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

Overall, the proposal would be of an appropriate scale, with both porches remaining subservient to the host dwellings. The porches would offer an enhanced design to the porches that can be seen on properties 3 and 4, creating a neat roof line that reflects the appearance of the existing outshots located to the rear of Coastguard Cottages. As the porches are to be of a fully glazed construction, it has not been necessary in this instance to calculate the increase in total habitable floor space as generally required under Policy CO17.

The proposed materials for the development would be appropriate, utilising complementary materials to match that of the host dwellings and wider landscape, such as red brick and white painted timber. For the avoidance of doubt, a condition has been applied for any rainwater goods used in the development to be coloured black to match that of the existing.

It is not considered that there would be an impact on neighbouring amenity as the development would consist of the construction of matching adjoining porches on the land between properties 1 and 2, with properties 3 and 4 separated by a rear outshot.

Conclusion

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

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

N/A

Pre-commencement conditions

N/A

Explanation of how the Authority has worked positively with the applicant/agent

Approval (No Amendments Required)

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.