

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2023/0315

**Development description:** alterations and construction of pitched roof to existing extension

**Site address:** School Cottage, Robin Hood Road, Ravenscar

**Parish:** Staintondale

**Case officer:** Mrs Jill Bastow

**Applicant:** Ms Emma Marshall  
School Cottage , Robin Hood Road, Ravenscar, Scarborough, YO13 0ES

**Agent:** A L Turner + Associates  
fao: Mr Tony Turner, 1 Loring Road, Ravenscar, Scarborough, YO13 0LY

## 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.

### 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.

### Informative(s)

Informative number	Informative code	Informative text
1	MC INF01	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately, and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.

## Consultation responses

### Parish

No comments received

### Natural England

No comments received

### Third party responses

No comments received

### Publicity expiry

Advertisement/site notice expiry date: 16 June 2023

Front elevation of School Cottage showing the existing flat roof side extension where it is proposed to add a slate pitched roof and amend the window style to match the remainder of the dwelling



View of School Cottage from the west showing the existing flat roof side extension where it is proposed to add a slate pitched roof which will have a lower eaves and ridge height to the main dwelling



## Background

School Cottage is a detached property lying on the north side of Robin Hoods Road on the edge of Ravenscar. It occupies a sizeable plot with adequate off-street car parking.

The date of the conversion into a dwelling is unknown and there is only one record of planning permission for the erection of a 2-storey extension and integral garage in 1987 but this has not been implemented. There is a small conservatory attached to the east gable and a flat roof extension to the west gable; no record of planning permission exists for these structures although they have clearly been in situ for many years.

Planning permission is sought to replace the existing flat roof over the side extension with a pitched slate roof to match the host building. It is also proposed to alter the fenestration to match the remainder of the property.

## Main issues

### Local Plan

The relevant policies contained within the North York Moors Local Plan are Strategic Policy C (Quality and Design of Development) and Strategic Policy CO17 (Householder Development).

Strategic Policy C states that in order to maintain and enhance the distinctive character of the National Park development will be permitted where, among other things, the proposal is of a high quality design and incorporates good quality materials and does not have an adverse impact upon the amenities of adjoining occupiers.

Policy CO17 requires proposals for extensions to dwellings to be subservient to the main part of the building and not increase the habitable floorspace by more than 30% and that the design and detailing complements the architectural form and character of the original dwelling.

### Discussion

There is no objection in principle to the addition of a pitched roof over the existing flat roof side extension as there will be no increase the habitable floorspace and the 30% threshold of Policy CO17 does not apply.

In design, the proposed pitched roof would respect the form and symmetry of the main roof to the host property and would use matching materials of natural blue slate, terracotta ridge tiles and stone copings. It would have a lower eaves and ridge height to the main dwelling and as such would be subservient to the main part of the building.

With regard to the impact on the residential amenity of neighbouring occupiers, there are no immediate neighbours that would otherwise be affected by the proposal.

In view of the above the proposal is considered to satisfy Strategic Policy C and Policy CO17 and approval is recommended.

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

Not applicable in this case

**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.