

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0390

Development description: non material amendment to planning approval NYM/2020/0996/FL to allow alterations to fenestration, raising of eaves height and change of roof material to approved single storey extension

Site address: Seagrove, Hood Lane, Cloughton

Parish: Cloughton

Case officer: Miss Emily Jackson

Applicant: Mr and Mrs Don and Nina Everitt
Seagrove, Hood Lane, Cloughton, Scarborough, YO13 0AT

Agent: N/A

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text												
1	PL03	<p>The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the raising of eaves height, change of roof material and alterations to the fenestration of the single storey side extension as shown on the following document(s):</p> <table><thead><tr><th>Document Description</th><th>Drawing No</th><th>Date Received</th></tr></thead><tbody><tr><td>Application Form</td><td>----</td><td>23rd June 2023</td></tr><tr><td>Elevations proposed - to road</td><td>----</td><td>19th June 2023</td></tr><tr><td>Elevations proposed - south and west</td><td>---</td><td>19th June 2023</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2020/0996/FL and previous non-material amendments NYM/2022/0306 and NYM/2022/0784.</p>	Document Description	Drawing No	Date Received	Application Form	----	23rd June 2023	Elevations proposed - to road	----	19th June 2023	Elevations proposed - south and west	---	19th June 2023
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Document title

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	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.

Consultation responses

Parish

No Objections

Highways

No Objections

Third party responses

Julia Read, Bracken Brae, Hood Lane, Cloughton

Current concerns are similar to my concerns with the original application. In the original decision it was said that the extension would be sited adjacent to the boundary with the neighbouring property but it is not considered to represent any impact upon the residential amenities by reason of the substantial mature hedgerow boundary ... ".
Regrettably the applicant has now cut down this substantial mature hedgerow and, as a consequence, the development now does impact on my residential amenities. I

Other concern relates to increase in floor space - Unfortunately, the applicant has not included a revised plan drawing so it is not possible to determine how much larger the floor area will be, but it could exceed 3.5 square metres. Please could you ascertain the increase in floor area and confirm that it is less than 3.5 square metres, if it exceeds 3.5 square metres can the application be considered as immaterial?

Publicity expiry

Advertisement/site notice expiry date - n/a

Background

Seagrove (formerly Little Pastures) is a relatively modern property (c.1967) built on a sloping site on the south of Hood Lane which is approximately 1km north of the centre of the village of Cloughton. The property occupies a commanding position and is constructed as a split-level dwelling, appearing as a modest single storey dwelling when

viewed from Hood Lane but at the rear, the property appears as a two storey dwelling overlooking its substantial gardens.

Planning permission was granted in 2020 for a two-storey rear extension of flat roof design (extending 1.8 metres from the existing rear elevation), a modest rear facing catslide dormer window in the upper roofslope, a single-story side extension together with a garden shed positioned to the side of the property adjacent the western boundary. Further permission was then granted in 2022 for a non-material amendment to square off the small single storey extension, add an additional ground floor window to the extension and add an additional roof light to the existing roof slope.

This application seeks permission for a further non-material amendment to the approved single storey side extension to allow; a shorter but wider window to be installed on the western elevation of the extension, measuring 750mm in width x 2400mm in length as opposed to 500mm in width x 2700mm in length as initially approved; the raising of the eaves of the side extension by 20cm to match the eaves of the host dwelling; and a change in roof material of the side extension from artificial slate to natural slate.

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

The overall design and principle of this development has already been approved and therefore, it is considered that the proposed changes would not significantly alter the external appearance of the development or impact on the quality of design.

The proposed amendment to increase the height of the eaves by 20cm would only increase the headroom of the approved side extension and does not increase the floorspace of the development. As the amendment is to alter the height of the eaves only, the ridge of the extension will remain subservient to the host dwelling.

The proposed amendment to change the roof material of the approved side extension from artificial stone to natural slate to match that of the host dwelling would be considered an enhancement on that previously approved, utilising a high-quality material that reflects the character of the original dwelling.

Finally, the proposed amendment to install a shorter, but wider kitchen window is not considered to materially affect the external appearance of the previously approved scheme and remains appropriate in size in relation to the extension.

It is considered that the third-party comments received by the neighbour relate to elements of the development that have already been approved under the original scheme in 2020 and previous non-material amendment in 2022, and as such, the proposed amendments contained within this application are not considered to have an increased impact on neighbouring amenity over that that has been previously approved.

Conclusion

For the reasons outlined above, the proposed amendments are not considered to materially affect the character of this development and would meet 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.