

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0386

Development description: non material amendment to planning approval NYM/2021/0545/FL to allow alterations to the design of the approved single storey rear extension

Site address: 42 Iburndale Lane, Sleights,

Parish: Eskdaleside-Cum-Ugglebarnby

Case officer: Miss Victoria Flintoff

Applicant: Mr Tim Lyndon
42 Iburndale Lane, Sleights, Whitby, YO22 5DP

Agent: Eric Matthew
Valley View, Underhill , Glaisdale, YO21 2PF

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) to allow a change in roof form and fenestration pattern as shown on the following document(s):</p> <table><thead><tr><th>Document Description</th><th>Rev. No</th><th>Date Received</th></tr></thead><tbody><tr><td>Document/Drawing No. Proposed Plans and Elevations</td><td>01</td><td>05 July 2023</td></tr><tr><td>Construction Details</td><td>01</td><td>05 July 2023</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2021/0545/FL.</p>	Document Description	Rev. No	Date Received	Document/Drawing No. Proposed Plans and Elevations	01	05 July 2023	Construction Details	01	05 July 2023
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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 NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park

Consultation responses

Parish

No comments received.

Highways

No comments received.

Yorkshire/Northumbrian Water

No comments received.

Publicity expiry

02 August 2023

Rear elevation of 42 Iburndale Sleights showing proposed location of extension



Background

42 Iburndale Lane is the central terrace in a row of three two storey properties under pantile and is largely unaltered.

Planning permission was granted for a catslide dormer on the rear roof slope in 2020 under reference NYM/2020/322/FL; this scheme is yet to be implemented.

In 2021 planning permission was granted for a modest extension on the rear of the property. This application relates to that permission and is a non-material amendment to change the proposed lean to entrance to have the same flat roof as the main part of the extension and change the location of the window and door opening.

Main issues

Local Plan Policy

The most relevant policies contained within the North York Moors Local Plan 2020 to consider with this application are Strategic Policy C (Design) and Policy CO17 (Householder Development).

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances 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.

Policy CO17 states that development within the domestic curtilage of dwellings should only be permitted where the scale, height, form, position, and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

Material Considerations

This application seeks a non-material amendment to the approved extension on the rear of the property. The approved extension will allow for a dining room and porch, with a roof lantern serving the dining room. The applicants have taken inspiration from an extension approved on the neighbouring property (NYM/2021/0360/FL). The principle of the extension with a flat roof and lantern has therefore already been found acceptable in this location.

Policy CO17 explains that any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension. The

property has not been extended in the past and the amendment to the original proposals will not increase the original habitable floorspace by more than the 26% originally calculated. This is just under the 30% limit, and in accordance with Policy C017, permitted development rights have been removed through a condition in the original application.

Furthermore, it is not considered that the alteration would negatively impact the overall scale, position, or design in relation to the host building or the surrounding area, nor will it have a negative impact on the amenities of the neighbouring properties. The alteration to the roof facilitates a more uniform and modest appearance which also allows for the roof lantern to sit more appropriately between the windows. Similarly, the alteration to the fenestration pattern more sympathetically reflects the windows and openings of the existing dwelling and are therefore considered an improvement on the original application.

Conclusion

When considering the proposed alterations to the approved extension it is considered to still be in accordance with the Authority's adopted policies, in particular Strategic Policy C and Policy C017, and is therefore recommended for approval.

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

The proposal is not considered to unduly affect any people with protected characteristics.

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.