

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2023/0506

**Development description:** construction of replacement conservatory

**Site address:** The Nurseries, Egton Lane, Egton

**Parish:** Egton

**Case officer:** Miss Lucy Gibson

**Applicant:** Mr Anthony Stocking  
The Nurseries, Egton Lane, Egton, Whitby, YO21 1TT

**Agent:** Mr Michael Miller  
16 Park View, Glaisdale, YO21 2PP

## 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	GPMT12	No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details, completed within six months of the date of installation and shall be maintained in that condition in perpetuity.
4	GPMT20	External trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter.
5	GPMT11	All new window frames and glazing bars and doors shall be of timber construction and no other materials shall be used.

### 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.
3-4	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.
5	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.

## Consultation responses

### Parish

No response received.

### Highways

No response received.

### Third party responses

No responses received.

### Publicity expiry

Advertisement/site notice expiry date: 13 September 2023

Photograph showing the south elevation of the dwelling known as The Nurseries, Egton.



## Background

The Nurseries is a substantial detached Victorian dwelling located approximately 300m to the west of the main built up area of Egton village. The dwelling is of a stone and slate construction and is characterised by its steeply pitched roofs, dormer and bay windows and tall chimney stacks.

Planning permission was granted in 1989 for alterations to the store and playroom in the adjoining outbuilding to form a holiday cottage.

This application seeks planning permission for the demolition of existing conservatory and construction of replacement conservatory.

## Main issues

### Local Plan

Strategic Policy C (Design) seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high quality design; incorporates good quality construction materials and design details that reflect architectural character and form of the original building or the local vernacular; the siting, orientation, layout and density complement existing buildings; the scale, height, massing and form are compatible with surrounding buildings and not have an adverse impact upon the amenities of adjoining occupiers and sustainable design and construction techniques are incorporated.

Policy CO17 (Householder Development) seeks to ensure that development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will only be permitted where the scale, height, form, position and design do not detract from the character and form of the original dwelling or its setting in the landscape; does not adversely affect the residential amenity of neighbouring occupiers and reflects the principles outlined in the Authority's Design Guide.

In the case of extensions and alterations to the existing dwelling, 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 design and detailing should complement the architectural form and character of the original dwelling.

### Material Considerations

The existing conservatory is not original to the dwelling and is a lean-to structure with a central projecting gable. The proposed conservatory would be sited on the same footprint as the existing and would reuse the existing stone dwarf wall.

The proposed conservatory would be constructed from timber with a flat roof and large aluminium roof lantern. The doors and windows would be of a timber construction with double glazed units.

Part 2 of the Authority's Design Guidance outlines that extensions with flat roofs can dominate the original building which can result in the loss of its form and character. Further to this, large roof lanterns are usually not supported by the Authority as they are not found within the local vernacular. However, it is considered that given the Victorian character and substantial size of the host dwelling, the provision of a replacement conservatory with the proposed design would not cause unacceptable harm to the appearance or form of the dwelling or wider locality.

Given the change in roof materials, the proposed works would be caught by the requirement to calculate the total increase in habitable floorspace, as outlined in Policy CO17. The proposed structure would increase the total habitable floorspace by approximately 10% and therefore would comply with the 30% limitation.

Further to this, it is not anticipated that the works would cause any harm to local/neighbouring amenity given the proximity and location of the neighbouring property.

In view of the above, it is considered that the proposed structure would be subservient to the host dwelling and would comply with the Authority's adopted policies. Therefore, approval is recommended.

#### 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.