

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0638

Development description: non material amendment to planning approval NYM/2022/0022 to allow enlargement of French doors and construction of replacement dormer window

Site address: Susanna Hill Cottage, Browside, Ravenscar

Parish: Fylingdales

Case officer: Mrs Jill Bastow

Applicant: Mr David Bowes

Susanna Hill Cottage, Browide, Ravenscar, Scarborough, YO13 0NH

Agent:

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 widening of the French doors and the replacement dormer window 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>Proposed Elevations</td><td>D420031/06</td><td>25 Sept 2023</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2022/0022.</p>	Document Description	Drawing No.	Date Received	Proposed Elevations	D420031/06	25 Sept 2023
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Proposed Elevations	D420031/06	25 Sept 2023						

Document title

Consultation responses

Parish

No comments received

Third party responses

No comments received

Side elevation of Susanna Hill Cottage showing the existing dining room extension and front lean-to projection for which permission has been granted for a first floor ridge and gable extension and the cat slide dormer which it is proposed to be replaced with a ridge and gable



Background

Susanna Hill Cottage is a modest detached property occupying a remote, cliff edge position accessed from the single track road from Ravenscar to Stoup Brow. The property forms part of a small cluster of properties set below road level and is not readily visible from the track. It is constructed of stone under a pantile roof with the front and side elevations covered in white painted smooth render. The front and side single storey extensions have slate roofs and the cottage is fitted throughout with dark grey powder coated aluminium window frames.

The property has previously been extended to both sides to provide a dining room (NYM/2008/0641/FL) and a study/3rd bedroom (NYM/2007/1048/FL). Furthermore planning permission was granted in March 2019 (NYM/2019/0040/FL) for several small scale additions to the property: a flat roof dormer to the rear elevation to facilitate the creation of an en-suite WC at first floor; the roofing over of the rear walkway to create an entrance hall, WC and en-suite to the ground floor bedroom; and a lean-to kitchen extension to the front elevation in dark grey painted timber boarding under a dark grey felted roof. The roofing over the rear walkway to create an entrance hall has been completed and as such the planning permission remains valid for the dormer to the rear elevation and the kitchen extension.

Planning permission was more recently granted in March 2022 for further alterations and extension to the property, including a first floor extension over the existing lean-to to the front or seaward side of the property to provide a master bedroom.

This application seeks permission for a non-material amendment to those approved plans to allow a widening of the French doors and a change to the dormer window from a cat-slide to gable front roof.

Main issues

Local Plan

Strategic Policy C (Quality and Design of Development) seeks to maintain and enhance the distinctive character of the National Park with a set of detailed criteria to be complied with. It requires proposals to be of a high quality design that will make a positive contribution to the local environment and to 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. In the justification to that policy it advises that more contemporary, modern designs will be supported where they are sympathetic to their surroundings, reinforce local distinctiveness and add variety to the National Park's built heritage.

Policy CO17 (Householder Development) requires the scale, height, form, position and design of any extension to not detract from the character and form of the original dwelling or its setting in the landscape and to reflect the principles outlined in the

Authority's Design Guide. In addition it requires that any extension should be clearly subservient to the host dwelling and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension. It also requires the design and detailing to complement the architectural form and character of the original dwelling and any new roofline to respect the form and symmetry of the original dwelling.

Discussion

The principle of the extension and alteration to the host property has been established by the original granting of planning permission and this proposal simply seeks permission for alterations to the fenestration.

It is considered that the widening of the French doors and the replacement of the cat slide roof to the dormer window with a ridge and gable would not material affect the high quality design of the approved scheme, and would not detract from the character and form of the original dwelling or its setting in the landscape. The alterations of the roof to the dormer window would reflect the approved ridge and gable first floor extension to the existing lean-to and would provide a more cohesive front elevation .

Furthermore it is not considered that the proposed alterations would have an adverse impact on the residential amenity of neighbouring occupiers.

As such the proposal is considered to accord with the policies of the Local Plan and the principles outlined in the Authority's Design Guide, and 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.

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.