

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0546

Development description: recladding of front elevation with stone, construction of stone screen to balcony and insertion of sliding doors

Site address: 22 Egton Road, Aislaby

Parish: Aislaby

Case officer: Miss Lucy Gibson

Applicant: Mr & Mrs Craven
22 Egton Road, Aislaby, Whitby, YO21 1SU

Agent: BHD Design Ltd
FAO:Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB

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 | PL01 | <p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Document/Drawing No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Existing plans</td> <td>D10089 – 02 Rev D</td> <td>03 November 2023</td> </tr> <tr> <td>Amended plans</td> <td>D10089 – 03 Rev G</td> <td>03 November 2023</td> </tr> </tbody> </table> | Document Description | Document/Drawing No. | Date Received | Existing plans | D10089 – 02 Rev D | 03 November 2023 | Amended plans | D10089 – 03 Rev G | 03 November 2023 |
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| Existing plans | D10089 – 02 Rev D | 03 November 2023 | | | | | | | | | |
| Amended plans | D10089 – 03 Rev G | 03 November 2023 | | | | | | | | | |
| 3 | MCO0 | All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority. | | | | | | | | | |

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 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. |

Consultation responses

Parish

No objections – 14 September 2023

Third party responses

No responses received.

Publicity expiry

Advertisement/site notice expiry date: 22 September 2023



This photograph shows the front elevation of 22 Egton Road, Aislaby.

Background

22 Egton Road is a large, detached property located at the western end of Aislaby. The property occupies an elevated position above the highway and is of modern design and construction with an attached two storey extension with garage.

A previous application sought permission for the construction of replacement two storey side extension with balcony at first floor level and attached single storey garage. This application was granted planning permission in April 2022. A revised application was later submitted and approved, which included some modest revisions to the depth and height of the two storey extension and glazed balcony.

These works have now been mostly completed, albeit with the introduction of a stone balustrade to the side of the approved balcony. This application seeks to regularise this feature and also seeks consent for the installation of sliding doors and works to clad the front elevation of the host dwelling with stone to match the extension.

Main issues

Local Plan

The most relevant policies contained within the NYM Local Plan 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 requiring that developments are of a high-quality design and incorporate good quality materials and do not have an adverse impact upon the amenities of adjoining occupiers. Furthermore, the scale, height, massing and form of the proposal should be compatible with surrounding buildings.

Policy CO17 states 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 be permitted where among other things, the 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.

Discussion

Concerns were initially raised by the case officer in relation to the stone balustrade installed on one side of the balcony. It was considered that it has a bulky appearance which detracts from the form and appearance of the dwelling. Following negotiations, in which the applicant communicated that the stone screen was installed to maintain privacy, amended plans were submitted which remove the top two courses of the balustrade to reduce its impact. Therefore, on balance, it is considered that given the character of the surrounding properties, which are a range of modern detached dwellings, with many large balconies, the works would not detract from the surrounding

area and would therefore be acceptable. The front and side of the remaining balcony would feature a 1.8m translucent screen.

The works to clad the front elevation with stone would match the materials used in the two storey side extension and is therefore considered to be acceptable.

For the reasons outlined above, this application is considered to accord with Strategic Policy C and Policy CO17 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 recommended changes to the proposal including a reduction in the height of the stone balustrade, so as to deliver sustainable development.