

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0633

Development description: demolition of existing single storey kitchen and outbuilding and construction of single storey rear extension

Site address: 8 Elm Grove, Robin Hood's Bay

Parish: Fylingdales

Case officer: Miss Emily Jackson

Applicant: Mr Richard Martin

The Moorings, 3 Windsor Gardens, Newbiggin by the Sea, Northumberland, NE64 6UN

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	GPMT03	All new external materials used in the development hereby permitted shall match that of the existing building including the colour and texture and finish and where these include stone and/or brick, the method of coursing and pointing in the local tradition.
4	GPMT10	All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity.

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 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.
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.

Consultation responses

Parish

No Objections

Natural England

None Received

Third party responses

None Received

Publicity expiry

Advertisement/site notice expiry date – 16th November 2023

Photograph showing rear elevation of 8 Elm Grove; existing kitchen outshot and outbuilding proposed to be removed and single storey lean to extension proposed in its place.



Photograph looking east down Elm Grove; existing neighbouring lean-to extension at 7 Elm Grove can be pictured to the right.



Background

8 Elm Grove is a three storey, mid terrace property located at the top of Robin Hood's Bay, outside the Conservation Area. The terrace is comprised of traditional red brick and pantile dwellings which overlook the former railway line to the south. To the rear of the terrace lies a private access road which separates the rear elevations of the properties from hard surfaced areas generally containing garaging, parking spaces or garden sheds.

The property to which this application relates has been little altered, with the exception of some replacement PVC windows. The property retains its traditional Victorian bay window frontage, with the rear elevation compromised of a single storey kitchen outshot adjoined to the neighbouring outshot to the east, and small outbuilding adjoined to the neighbouring extension to the west.

There is no planning history for the property that would impact this application. However, it is noted that the neighbouring property to the west has undergone similar alterations to what this application proposes following permission in September 1978.

This application seeks permission for the removal of the existing single storey kitchen outshot and outbuilding at the rear of the property, and to construct a single storey lean-to extension in its place in materials to match the host dwelling. The extension would feature three roof lights, two brick arch topped windows and brick arched topped door. The proposed single storey extension would span the whole length of the rear elevation of the property (6.5 metres) and would measure 1.6 metres in depth with a ridge height of 3.3m (2.3m to eaves).

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 proposed extension would be compliant with Policy CO17, creating just 5 square metres of additional floorspace that would equate to an overall increase in habitable floor space of 5.4%. In terms of scale, the proposed lean-to extension would appear clearly subservient to the main dwelling, with a ridge and eaves height similar to the existing neighbouring outshots to the east and west so as not to appear overbearing.

The proposed materials for the extension would be appropriate, utilising red brick and pantile to match the host dwelling and wider terrace. The design of the proposal would be traditional in appearance, with a modest lean-to roof and in keeping design details such as brick arched top windows and doors.

It is not considered that the proposed extension would be visible from any views from the south as the extension would be screened by the terrace. The extension would be visible when viewed from the north, however, even then the extension would be viewed in context with the property and wider terrace.

Whilst the proposed extension would span the entire length of the property, it is not considered that the extension would have an impact on neighbouring amenity as the proposed extension would not protrude beyond the existing adjoining neighbouring outbuildings and would be of an appropriate scale so as not to cause overshadowing.

No objections to the proposal have been received.

Conclusion

For the reasons outlined above, the proposal meets the aims of Strategic Policy C and Policy CO17 of the NYMNPA Local Plan 2020 and as such, 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

Not Applicable.

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.