

# North York Moors National Park Authority

## Delegated decision report

Application reference number: NYM/2023/0703

Development description: installation of glazed balustrade to roof terrace (retrospective)

Site address: Honeybee House, Egton

Parish: Egton

Case officer: Mrs Hilary Saunders

Applicant: Professor Rebecca Hodgson

Honeybee House, Egton, Whitby, YO21 1UE

## Director of Planning's Recommendation

Approval

Consultation responses

Parish

No comments received.

Third party responses

No comments received.

Publicity expiry

Advertisement/site notice expiry date – 21 November 2023

View of Honeybee House and rear extension from the road



View of extension with glass balustrade from side of property



## Background

Overdale is a modest detached rendered bungalow with a pantile roof situated behind a well-established hedge fronting High Street on the eastern outskirts of Egton village. The property is set within a moderately sized curtilage and is surrounded by open fields. To the west, planning permission has recently been granted for the construction of two dwellings, in line with the application property.

There is vehicular access to the property and off-street parking.

Planning permission was granted in 2019 (NYM/2019/0156/FL) for the construction of dormer window and creation of a balcony, together with the external cladding of the dwelling. Then subsequently, in 2019 a non-material amendment application was

submitted to seek consent for alterations to the design details by introducing glazed panelling to the rear balcony to replace the originally approved painted metal balustrading. This application was refused as it was considered that these changes were material, requiring the submission of a new application. The works were subsequently undertaken without the necessary application being submitted.

Consequently, a retrospective application has now been submitted.

In support of the application the applicant has submitted the following comments: -

Transparent toughed glass chosen due to the overall design of the property in terms of its modernisation and led by a desire to minimise the visibility of the structure as much as possible and by seeing other properties with similar glass balustrades in the area. In addition, the builder had raised potential issues with the original design due to the position of the coping stone in relation to the wall and render immediately below, with some concerns about permeability due to the number of down posts required.

The property does not overlook and is not itself overlooked by any residential properties.

## Main issues

### Local Plan

The relevant policies of the Local Plan are considered to be Strategic Policy C (Quality and Design of Development) and Policy CO17 (Householder Development). The Authority's Design Guide Part 2: Extensions and Alterations to Dwelling is also relevant.

### Material considerations

The existing flat roof extension has already been approved, but originally with railings rather than a glass balustrade. It is not considered that the use of toughened glass would result in a form of development that would be unduly intrusive or detrimental to the character of the locality.

Given that there is no increase in habitable floor area resulting from the proposed works, the 30% threshold under Policy CO17 is not applicable.

As such the proposal is considered to comply with Strategic Policy C and Policy CO17 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.

## 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.