

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0631

Development description: demolition of existing single storey extensions and construction of replacement two storey extensions

Site address: Mount Pleasant, Egton

Parish: Egton

Case officer: Miss Megan O'Mara

Applicant: Mr D Hart

37 Kirkleatham Street, Redcar, Cleveland, TS10 1QH

Agent: Spectrum Design

fao: Mr W Henderson, 12 Willow Close, Saltburn, Cleveland, TS12 1PB

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><thead><tr><th>Document Description</th><th>Document/Drawing No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location Plan</td><td>N/A</td><td>21 September 2023</td></tr><tr><td>Proposed Site Plan</td><td>Sheet 1 Rev A</td><td>18 December 2023</td></tr><tr><td>Proposed Plans</td><td>Sheet 3 Rev D</td><td>18 December 2023</td></tr><tr><td>Proposed Elevations</td><td>Sheet 4 Rev C</td><td>18 December 2023</td></tr></tbody></table>	Document Description	Document/Drawing No.	Date Received	Location Plan	N/A	21 September 2023	Proposed Site Plan	Sheet 1 Rev A	18 December 2023	Proposed Plans	Sheet 3 Rev D	18 December 2023	Proposed Elevations	Sheet 4 Rev C	18 December 2023
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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															

Condition number	Condition code	Condition text
		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.
5	GPMT26	All rainwater and foul water goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity.
6	GPMT27	All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity.
7	AC21	No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be Dark Skies compliant and no other lighting shall be installed on the site. All lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.
8	PDR02	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no further extensions to the property known as Mount Pleasant shall take place without a further grant of planning permission being obtained from 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 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

Reason number	Reason code	Reason text
		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.
5	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.
6	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.
7	RSN AC01	In accordance with Policy ENV4 which seeks to protect dark night skies.
8	RSN PD01	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with Strategic Policies A and C and Policy CO17 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development and to maintain a suitable mix of housing types within the National Park.

Informative(s)

Informative number	Informative code	Informative text
1	MC INF 13	Swift populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and

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		affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website ; with additional swift box ideas from Action for Swifts .
2	MC INF01	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately, and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.

Consultation responses

Parish

No objections

Highways

No objections

Third party responses

No responses

Publicity expiry

Advertisement/site notice expiry date: 24 October 2023

This photo shows the west elevation of the dwelling as existing.



This photo shows the east elevation of the dwelling as existing.



Background

Mount Pleasant is a two-storey stone and slate dwelling with stone and pantile outbuildings to the rear. The dwelling is positioned perpendicular to the adjacent highway, and as such is prominent on entrance into the village of Egton with clear views of the east, south and west elevations of the dwelling.

The outbuildings to the rear have various uses, predominantly for domestic storage/ancillary use, one of which was approved as an annexe in 1999.

The application seeks planning permission for alterations and extensions to the dwelling.

Main issues

Local Plan

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should 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.

Policy CO17 states that development within the domestic curtilage of dwellings should only be permitted where the scale, height, 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. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

Discussion

The scheme as originally submitted proposed a two-storey gable extension off the west elevation of the dwelling. It was considered by Officers that this particular proposed extension would be harmful to the character and original linear form of the dwelling. Combined with the first-floor extension above the existing offshoot on the northern elevation of the dwelling, the two proposed extensions would exceed an increase of 30% of the original habitable floorspace, contrary to the requirements set out in Policy CO17.

Following discussions with Officers, the applicants omitted the proposed two storey gabled extension off the west elevation. The omission of the proposed two-storey extension brings the total floorspace increase down to 32% which is considered to be acceptable in this instance. The 32% include an existing porch on the west elevation.

As amended, it is considered that the proposed development adheres to the Authority's adopted policies and design guidance and as such, the application is 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.

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 omission of extension of west elevation, so as to deliver sustainable development.