

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
Parish: Aislaby

Application No. NYM/2016/0165/FL

**Proposal:** construction of raised patio with single storey porch extension above, 2 no. dormer windows together with creation of new parking area off existing access (revised scheme to NYM/2015/0815/FL to allow rendered finish to property)

**Location:** Brambly Hedge, Aislaby

**Decision Date:** 29 April 2016

## Consultations

**Borough/District -**

**Parish -** No objection

**Highways -**

**Site Notice/Advertisement Expiry Date -** 22/04/2016

## Director of Planning's Recommendation

**Approval subject to the following condition(s):**

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.									
2.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Existing and Proposed Elevations</td><td>153-04-C</td><td>04 April 2016</td></tr><tr><td>Proposed Plan</td><td>153-03-B</td><td>28 March 2016</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Existing and Proposed Elevations	153-04-C	04 April 2016	Proposed Plan	153-03-B	28 March 2016
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Existing and Proposed Elevations	153-04-C	04 April 2016									
Proposed Plan	153-03-B	28 March 2016									
3.	MATS00	The finish of the walls to be rendered shall match that of the details provided in the application hereby approved in colour and texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use.									
4.	MATS13	The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.									



28/04/16

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**Informative(s)**

1.	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.
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**Reason for Condition(s)**

1.	RSN TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
3 & 4.	RSN MAT01	For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 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.

**Background**

Bramley Hedge is a detached brick and pantile bungalow located at the edge of Aislaby. The property is set within a large garden and looks south towards a similar neighbouring property (although they have no windows or openings looking back up the hill. Although a bungalow, the property has accommodation at the first floor which is presently served by gable end windows.

An application submitted last year gained approval for the construction of raised patio with single storey porch extension above, 2 no. dormer windows and the creation of new parking area off the existing access. A new access, rendering of the whole property and addition of corner quooin stones was removed from the application prior to determination.

The proposed small pitched roof dormers will replace existing rooflights. The pitched roof porch area extends from the centre of the front of the property onto the raised patio area and measures 2.3m by 3m.

This application now seeks approval for the same scheme already approved, however this scheme now includes to rendering of the whole property with Monocouche render in "Earth" colour.



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**Main Issues**

Development Policy 19 of the LDF states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling.

Development Policy 3 of the NYM Local Development Framework states that in order to maintain and enhance the distinctive character of the National Park, development will only be permitted amongst other things where a high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular and where the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of neighbours.

The proposed dormers and porch add interest to an elevation which is quite bland at present without having a negative impact on the neighbouring property and therefore they are considered to be acceptable along with the proposed patio under the requirements of DP19.

The alterations to the parking on site have been scaled back significantly since first submission under the previous application where it involved the creation of a separate new parking area on the lower garden area to accommodate 4 cars. The application now proposes to extend the parking onto the area of garden at the same level as the existing driveway and therefore no alternations to the access arrangements are now proposed.

The previous application had sought permission for the addition of stone quoins and render to tidy it's appearance however the agent agreed to remove this from the application following discussions with the case officer. Aislaby is a village mainly constructed of properties built from local Aislaby stone. The only rendered properties are the (ex)council houses further down towards the village which are a dark grey/cement pebbledash. Previously a cream render with quoin details was proposed. At present the building is not the most characterful, however it has a very neutral appearance in the streetscape. It was consider that the use of a cream render and quoin stones would draw the eye to the building and would result in an appearance which was not considered to be appropriate for the setting. Therefore through discussions with the agent he has agreed to remove the render from the application. The applicant has since considered the condition of the brick again and believes that it does need attention as the bricks are beginning to fail. Under this application fuller details of the proposed render have been provided. A textured "Earth" coloured render is now proposed which is considered to be much more appropriate.

The proposed scheme is considered to be in accordance with Development Policy 19 of the NYM Local Development Framework and therefore approval is recommended.

**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.

