

North York Moors National Park Authority

District/Borough: Scarborough Borough Council (North) Parish: Fylingdales	Application No. NYM/2016/0168/FL
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Proposal: Construction of replacement dormer window to front elevation together with installation of replacement door to ground floor, door in place of window to first floor and creation of roof terrace to rear elevation

Location: Seascape, King Street, Robin Hoods Bay

Decision Date: 03 May 2016

Consultations

Parish – No objections to the flat roof but considers that the use of other materials (glass and stainless steel) is not in keeping with the surroundings and is concerned about the visual impact of the proposed alterations.

Fylingdales Village Trust -

Society for the Protection of Ancient Buildings (SPAB) -

Advertisement Expiry Date – 22 April 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 style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Proposed Elevations</td> <td>SKS 04 Rev. A</td> <td>19 April 2016</td> </tr> <tr> <td>Proposed Floor Plans</td> <td>SKS 03 Rev. A</td> <td>19 April 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	Proposed Elevations	SKS 04 Rev. A	19 April 2016	Proposed Floor Plans	SKS 03 Rev. A	19 April 2016
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Proposed Elevations	SKS 04 Rev. A	19 April 2016									
Proposed Floor Plans	SKS 03 Rev. A	19 April 2016									
3.	MATS03	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.									
4.	MATS17	The roof of the development hereby permitted shall be clad in natural slate to match the roof of the existing building in terms of materials, colour and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.									
5.	MATS00	Notwithstanding the details submitted, no work shall commence on the installation of the balustrade/handrail hereby approved until details of the balustrade/handrail have been submitted to and approved in writing by the Local Planning Authority. All works shall accord with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.									

A. Sainsbury
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6.	MATS40	No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
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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.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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. - 6.	RSNMATS03	For the avoidance of doubt and in order to comply with the provisions of NYM Development Policy 5 which seek to ensure that alterations to Listed Buildings do not have any unacceptable impact on the special architectural or historic interest of the building.

J. Sam
3/5/16

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Background

Seascape is a substantial two storey property with attic accommodation situated in the heart of Robin Hoods Bay. Its front elevation faces onto the narrow King Street whereas the rear elevation looks out over the sea wall promenade. It is a grade II listed building constructed in the early/mid-19th century of sandstone walls under a slate roof but has been altered over the years with the addition of ground and first floor rear extensions and alterations to the fenestration.

Planning permission is sought for a replacement dormer to the front elevation and alterations to the existing kitchen extension to the rear elevation to provide a roof terrace along with alterations to the existing fenestration comprising a new door to the kitchen and the addition of a door in place of a window at first floor to provide access onto the proposed roof terrace. The proposals have been amended since first submitted to address Officer concerns and those of the Parish Council in relation to the appropriateness of the proposed materials in this sensitive location

There is a companion application for listed building consent (NYM/2016/0187/LB).

Main Issues**Policy**

The relevant policies of the Core Strategy and Development Policies Document are Development Policies 3 (Design), 4 (Conservation Areas), 5 (Listed Buildings) and 19 (Householder Development).

Development Policy 3 seeks to ensure a high standard of design detailing which complements that of the local vernacular and enhances the distinctive character of the National Park.

Development Policy 4 seeks to ensure that development within a Conservation Area preserves or enhances the character and appearance of the area whilst Development Policy 5 seeks to ensure that alterations or extensions to a listed building do not have an unacceptable impact on the special historic or architectural interest, or the setting, of the listed building.

Development Policy 19 seeks to ensure that the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling and does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

Design/Impact on the Listed Building and Conservation Area

The proposed replacement dormer to the front elevation is considered to constitute an enhancement to the property and as such is supported under Development Policies 3, 4, 5 and 19.

With regard to the proposed alterations and extensions to the rear elevation, these have been amended since first submitted to address the concerns of the Building Conservation Officer and the Parish Council. The glass and stainless steel balustrading has been removed in favour of retaining the existing stone wall with the additional of a hardwood top rail for

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safety at ground floor. At first floor level the roof terrace has been reduced in size and will be hidden behind a slate tiled mansard roof with a stone parapet wall and hardwood rail.


Whilst the proposed alterations and extensions will exaggerate the visual impact of the existing single storey rear kitchen extension it is considered that the proposal will improve its overall design thereby enhancing the appearance of the host listed building and its setting in the wider conservation area in accordance with Development Policies 3, 4 and 5.

Residential Amenity

The proposed roof terrace has been reduced in size and pulled back from the edge of the kitchen extension so that the potential for overlooking the adjacent terrace at York House has been reduced. There will be some overlooking but this will be at much more of an oblique angle and much of the neighbouring terrace will be screened from view by the existing gable extension to York House. As such it is not considered that the proposal would adversely affect the residential amenity of neighbouring occupiers in accordance with Development Policy 19.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.


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