

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Staintondale

Application No. NYM/2016/0286/NM

Proposal: non material amendment to planning approval NYM/2010/0665/FL to allow the relocation of south-facing window to dwelling to south-facing wall of bathroom extension

Location: Reafen Cottage
Peaks
Ravenscar

Decision Date: 16 May 2016

Consultations

Parish – No objections

Site Notice Expiry Date – N/A

Director of Planning's Recommendation

Approval subject to the following condition(s):


1.	PLAN03	The development hereby approved shall only be carried out in accordance with the amended plans which comprise the relocation of existing small south facing window to the south facing elevation of the new bathroom extension as shown on Picture A. Otherwise the development shall be carried out completely in accordance with the approved plans and imposed conditions of planning approval NYM/2010/0665/FL.
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Background

Reafen Cottage comprises a much altered traditional stone and pantile dwelling located at the northern end of Ravenscar, off the track that leads down past the National Trust Centre. It is in an extremely exposed location, facing out directly over the sea.

Planning permission was granted in 2010 to construct a garden room extension at the rear of the cottage, over an existing patio area and to replace a previous single storey bathroom extension with a larger single storey bathroom extension at the side of the property.

This non-material amendment seeks consent to relocate of existing small south facing window to the south facing elevation of the new bathroom extension..


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Main Issues

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

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 and that annex accommodation is ancillary to the main dwelling.

The principal of the development of the extensions on this site have already been accepted and the proposed replacement window would comprise a minor addition and would not have a detrimental impact on the character of the property

In view of the above, approval is recommended.

