

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Fylingdales

Application No. NYM/2016/0506/FL

Proposal: installation of 3 no. velux windows and lowering of existing windows to north elevation and installation of 4 no. top hung windows, 2 no. vertical windows in existing reveals and double doors to south elevation

Location: Station Waiting Rooms
Station Road
Robin Hoods Bay

Decision Date: 15 September 2016

Consultations

Parish - Object – it will totally change the look of the original building; the plans are unsympathetic to the original building.

Revised plans – Have discussed the amended details and are happy with the revised plans.

Advertisement Expiry Date - 25 August 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><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed alterations</td><td></td><td>26 October 2016</td></tr><tr><td>Written details</td><td>dated 22 October 2016</td><td>26 October 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 alterations		26 October 2016	Written details	dated 22 October 2016	26 October 2016
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Proposed alterations		26 October 2016									
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3.	MATS00	The rooflights to be installed in the development hereby permitted shall be conservation style rooflight with recessed flashing as shown on Document 1 received on 26 October 2016, unless otherwise agreed in writing with the Local Planning Authority. The roof lights shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.									
4.	MATS00	No work shall commence on the installation of the rear velux dormers in the development hereby approved until full details of the proposed roof windows have been submitted to and approved in writing by the Local Planning Authority. The windows shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.									

M. Day
24th Nov. 2016

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Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	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	MATS02	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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Background

The former Station Waiting Rooms are located between Station House, now a private dwelling, and the Village Hall. The building fronts the access road between the public car park and Thorpe Lane and has a vehicular access to a yard at the rear, the access being shared with that serving the rear of the village hall.

The property is constructed of stone; under a slate roof has a mixed use of private residential, first floor holiday accommodation and a small area gallery/retail space.

The property is not located within a conservation area and a number of roof lights were installed in the front and rear roof slopes at the western end of the building under permitted development, when the property was being used as a single dwelling.

This application seeks consent to replace the small glazed elements of the front and rear roof slopes of the eastern end of the building with larger roof lights, to enable the roof space to be used as additional living space and to alter the fenestration details on the front (southern) elevation. The roof lights in the front roof slope would comprise a pair of tall lights; measuring 1140mm wide x 1600mm tall with a central glazing bar and with recessed flashings, either side of the roof vent. It is also proposed to replace the existing pair of tall slim windows in the front elevation with a pair of glazed doors and to drop the cills of the two smaller windows to tall slim windows. The rear roof lights would comprise two cat slide style dormer style velux windows, measuring 1140 mm wide x 600mm tall and install a smaller roof light over the internal stairwell, measuring 472mm wide x 550mm tall. The Velux dormers would have leaded cheeks.

Planning permission is required for this development as the building is not solely a private residential dwelling, but has a mixed use, for which there are no permitted development rights for external alterations.

The scheme has been amended by the applicant in consultation with the Parish Council.

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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 Local Development Plan 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 main issue is considered to be whether the roof lights proposed would have an unacceptable impact on the character of the building to the detriment of the character of the locality.

It is considered that providing the roof lights are flusher fitting than those installed a number of years ago at the western end of the building, the proposed roof lights and fenestration changes would not result in any significant visual harm to the character and appearance of the station building or the wider setting.

The roof scape here already incorporates glazed panels and roof lights in slate roofs do tend to be visually more discreet than on other roof materials.

The larger roof lights at the rear would be viewed from the rear yard area and back of the village hall and as such the resulting visual impact of the roof lights would be minimal.

Conclusion

The proposal is therefore considered to acceptable in visual terms and in accordance with Development Policy 3 of the NYM Local Development Plan as it is not considered to have a significant impact on the character of the property or the locality.

Consequently, approval is recommended.

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

Approval (Amendments Requested and Received)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including window details, so as to deliver sustainable development.

