

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Newby and Scalby

Application No. NYM/2016/0724/FL

Proposal: alterations and construction of pitched roof to garage/link

Location: 3 Hay Lane, Scalby

Decision Date: 28 November 2016

Consultations

Parish - No objections.

Amended Plans -

Highways - No objections.

Amended Plans -

Site Notice Expiry Date - 10 November 2016.

Others - Mr and Mrs Mussett, 5 Hay Lane, Scalby - Strongly object to certain aspects. Have no objection in principle to the extension but object to the pitched roof element. The development will have a serious visual impact and will be overbearing on the immediate location and in particular to our house. In our opinion, by virtue of the increase in roof height together with the existing large roof area verses the plot width size at No. 3, the location does not lend itself to further expansion of an additional pitch roof in this instance. The effects of overshadowing and congested appearance together with light restriction into our house and garden at certain times of year will be affected, and consequently will be out of scale and character in terms of appearance compared with the existing development of neighbouring properties. We believe a suitable compromise is to raise the height to obtain adequate internal head space and replace with a flat roof to maintain the current visual impact.

Amended Plans -

Director of Planning's Recommendation

Approval subject to the following conditions:

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>Location Plan</td><td>2016/27/1</td><td>03 October 2016</td></tr><tr><td>Elevations as Proposed</td><td>2016/27/5 B</td><td>09 November 2016</td></tr><tr><td>Plan as Proposed</td><td>2016/27/3 A</td><td>03 October 2016</td></tr><tr><td>As Proposed Roof Plan</td><td>2016/27/13 A</td><td>09 November 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	Location Plan	2016/27/1	03 October 2016	Elevations as Proposed	2016/27/5 B	09 November 2016	Plan as Proposed	2016/27/3 A	03 October 2016	As Proposed Roof Plan	2016/27/13 A	09 November 2016
Document Description	Document No.	Date Received															
Location Plan	2016/27/1	03 October 2016															
Elevations as Proposed	2016/27/5 B	09 November 2016															
Plan as Proposed	2016/27/3 A	03 October 2016															
As Proposed Roof Plan	2016/27/13 A	09 November 2016															
3.	MATS10	The brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.															

ASaw
28/11/16

Application Number: NYM/2016/0724/FL

4.	MATS11	No work shall commence on the construction of the walls of the development hereby permitted until details of the texture and paint colour of the render, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority. The rendering and painting shall be completed no later than one month after the development hereby permitted being first brought into use.
5.	MATS00	All new windows and doors in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals sills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Informative

1.	MISC INF01 BATS	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.
----	------------------------	--

Reason for Conditions

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 to 5.	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.

K. J. Searcy
28/11/16

Application Number: NYM/2016/0724/FL

Background

3 Hay Lane is a relatively modern detached bungalow of stone under concrete tile construction. The property is set well back from the road and is situated to the east of Wordsworth Close; a small cul-de-sac of similar properties. Views into the site are extremely limited and the property sits within a good sized plot with ample parking and well maintained large gardens to the south. To the north-west corner of the dwelling is a single width flat roof garage constructed of buff coloured brick and a modest (flat roof) link structure to the main house.

This application seeks full planning permission for the conversion of the garage to a ground floor bedroom with part of the link becoming a WC and shower room. As part of the conversion, the applicant intends to replace the flat roof with a pitched roof to match the main house.

Following an objection for the neighbouring occupiers (approximately 20 metres to the north), the applicant has submitted amended plans to reduce the height of the pitched roof from the initially proposed 4.2 metres to 3.7 metres (some 2.1 metres lower than the host property).

Main Issues

The relevant policies contained within the Core Strategy and Development Policy Document to consider with this application are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

DP3 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, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; 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.

DP19 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.

In terms of public views, the host property has very limited impact on the character of the area by reason of its location and well screened site. Hay Lane has several mature trees along the road site and the application site benefits from substantial tree screening along the east boundary (with the Miners Convalescent Home) and mature trees to the north along the shared boundary with the concerned neighbour.

Whilst the concerns of the neighbour are understood, due to the distance between the houses (approximately 20 meters), the site levels (No. 3 Hay lane being at lower level) and the presence of mature trees, it is not anticipated that the construction of a pitched roof over the existing garage would result in an unacceptable level of loss of amenity to any neighbouring property; especially in its amended form.

M. Sawney
28/11/16

Application Number: NYM/2016/0724/FL

In terms of the impact of the proposal on the host property, the design is considered to significantly improve the appearance of the site by removing the non-traditional poor quality flat roof and constructing a pitched roof in matching materials to the host property. This feature follows the advice contained within Part 2 of the Authority's Design Guide which states that flat roof extensions should be avoided. In terms of the use; on the basis the existing garage is in domestic use and has no restrictive conditions in place, planning permission is not required for its conversion. Nevertheless, the site will retain sufficient parking within the courtyard at the front and the Highway Authority has advised that the conversion of the garage does not significantly reduce the available space for on-site parking therefore no objections are raised. The Parish Council has no objection to the proposal.

The applicant has acted positively in response to the letter of objection from the neighbours and reduced the overall height of the proposed pitched roof to alleviate their concerns. The amended plans have been sent out of reconsultation and no further comments have been received.

The proposed development is considered to be of a scale, height, design and materials which are compatible with the host property and the replacement of a flat roof with a pitched roof is considered to represent an enhancement in terms of design and appearance. The increase in height shown on the revised plans, in this location, is not expected to result in an unacceptable impact on the level of amenity currently enjoyed by neighbouring properties and there being no further comments, approval of the amended proposal is recommended.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

J. Sauer
28/11/16