

# North York Moors National Park Authority

Borough: Scarborough Borough Council  
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2016/0782/NM

**Proposal:** non material amendment to planning approval NYM/2013/0386/FL to allow enlargement of window, omission of flue pipe and relocation/enlargement of velux window to west elevation, omission of door to east elevation and alterations to the dormer window together with alterations to the method of coursing and jointing in the extension stonework set out under condition 5

**Location:** The Old Forge, Stainsacre

**Decision Date:** 14 December 2016

## Consultations

**Parish** - No objection.

**Highways** - No objection.

**Site Notice Expiry Date** - Site notice not required.

## Director of Planning's Recommendation

Approval subject to the following conditions:

1.	PLAN00	<p>The development hereby approved shall only be carried out in accordance with the specific amendments which comprise the <b>enlargement of window, omission of flue pipe and relocation/enlargement of velux window to west elevation, omission of door to east elevation and alterations to the dormer window together with alterations to the method of coursing and jointing in the extension stonework set out under condition 5 as shown on the following documents:</b></p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Elevations (North &amp; South)</td><td>N/A</td><td>01 November 2016</td></tr><tr><td>Proposed Elevations (East &amp; West)</td><td>N/A</td><td>01 November 2016</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2013/0386/FL.</p>	Document Description	Document No.	Date Received	Proposed Elevations (North & South)	N/A	01 November 2016	Proposed Elevations (East & West)	N/A	01 November 2016
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14/12/16

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**Background**

The Old Forge is situated on the southern fringe of Stainsacre village, on the edge of open countryside. As its name suggests, the property was formerly a traditional forge building but was converted many years ago. It has previously contained a village shop but this has not operated for some considerable time now. The applicants have advised that the property was more or less rebuilt rather than converted. It is constructed from natural stone under a pantile roof. The main part of the building retains the 'original' character with few window openings and modest proportions. However, at the rear, significant extensions have taken place with a more domestic approach to the door and window designs.

Planning permission was granted in January 2014 for the conversion of the former shop to form annexe accommodation together with alterations and construction of extensions and dormer windows to the main dwelling. The proposal also included the erection of a car port and extension to existing timber shed in adjoining field.

The works to the house are near completion but following routine monitoring of the site, a number of discrepancies and deviations from the approved plans have been picked up by the Authority and consequently this application for a non-material amendment to the scheme has been forthcoming. The amendments include the omission of a flue pipe and alterations to the sizes and position of doors and windows (including the position of a dormer window), together with a change to the method of coursing and jointing of stonework in the approved extension.

**Main Issues**

The relevant NYM Local Development Framework Policies to consider with this application are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

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, 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.

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 and that annexe accommodation is ancillary to the main dwelling and will remain under the control of the occupier of the main dwelling.

The completed changes to the fenestration pattern, whilst domestic in nature, are not considered to be significantly harmful to the character of the building. In fact, the use of a traditional flush fitting casement window where there were previously poor quality stormproof uPVC windows is considered to result in an overall enhancement to the scheme. Although the original building is the result of a conversion of a traditional building, during the determination of the 2013/14 application, the Authority accepted that much of the utilitarian character had been lost at the point it was originally converted.



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The stonework used to complete the extension is not considered to match the coursing and pointing of the original building but following discussions with the Authority's Director of Planning, the works are not considered to be sufficiently harmful to warrant refusal of this aspect of the amendments. The stone is a good match for the original stonework, the main issue relates to the irregular coursing. On the basis that the property is not within a conservation area and the extension is away from public view, on balance the deviation from the original permission can be tolerated.

Finally, having regard to the repositioning of the dormer window, which is now higher up the roofslope and almost a flat roof rather than traditional catslide, the applicant has advised that the change is the result of problems with the internal roof structure. On balance, due to the modest size of the dormer and the fact it is covered with rolled lead in the traditional manner, the change in position is not considered to adversely affect the appearance of the scheme.

The Parish Council has no objection to the amendments and the Highway Authority has confirmed that the amendments do not have any highway implications and therefore, no highway objections to the scheme.

No other comments have been received and on the basis the amendments are of a small scale and cumulatively do not represent significantly harmful changes in the context of the development, approval 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

