

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Fylingdales

Application No. NYM/2016/0805/FL

Proposal: construction of 1 no. dormer window to the rear

Location: Streonshalh, Mount Pleasant South, Robin Hoods Bay

Decision Date: 11 January 2017

Consultations

Parish - No objection.

Fylingdales Village Trust -

Natural England - Unlikely to affect any statutorily protected sites or landscapes.

Site Notice Expiry Date - 15 December 2016.

Others - Mr C J Swaine, East Dene, Mount Pleasant North, Robin Hoods Bay - I have looked at the plans online and have no objection to the plans or the work to be carried out.

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>D11045-01 Rev A</td><td>15 November 2016</td></tr><tr><td>Existing & Proposed Sections, Rear Elevation & Side Elevation</td><td>D11045-04 Rev B</td><td>15 November 2016</td></tr><tr><td>Proposed Plans</td><td>D11045-03 Rev B</td><td>15 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	D11045-01 Rev A	15 November 2016	Existing & Proposed Sections, Rear Elevation & Side Elevation	D11045-04 Rev B	15 November 2016	Proposed Plans	D11045-03 Rev B	15 November 2016
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Existing & Proposed Sections, Rear Elevation & Side Elevation	D11045-04 Rev B	15 November 2016												
Proposed Plans	D11045-03 Rev B	15 November 2016												
3.	MATS09	All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing building unless otherwise agreed in writing 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.	MATS41	All new windows 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.												

A. Samuels
01/11/17

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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.
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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 & 4.	MATS01	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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
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.

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Background

Streonshalh is a large three storey semi-detached Victorian dwelling constructed of red brick and a slate roof. It is an attractive property which is typical in terms of size scale and general design to the majority of residences in this part of Robin Hoods Bay. The property, as many others do on this road, provides bed and breakfast accommodation.

The rear of the property is currently has relatively recently been improved and extended with planning permission granted in 2007. The works comprises the demolition of an outdoor WC and shed to allow a single storey extension over this area, up to the flank boundary. The extension provided an improved kitchen, utility and ground floor bathroom facilities, and two ground floor bedrooms.

This application seeks full planning permission for the construction of a large rear dormer of catslide design in place of an existing rooflight. The applicant has explained that the current bedroom (with en-suite) has a small floor area and the headroom is extremely restricted due to the sloping ceilings. The proposed dormer would therefore significantly improve the head height within this particular room and it would also free-up more of the existing floor area.

It is proposed to construct the front face of the dormer off the existing wall plate in matching red brick, comprising an increase in height of approximately 2 metres (which will return allow in internal ceiling height of approximately 1.9 metres for the majority of the room, whereas the existing section shows this height is only available for about half the existing floor area). The cheeks of the dormer are proposed to be clad in lead to match the existing dormer (and similar dormers on neighbouring properties), with natural slate covering the roof.

Main Issues

The relevant policy contained within the NYM Core Strategy and Development Policy Document is Development Policy 3 (Design).

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.

Although the proposed dormer is much larger than the existing dormer at the rear of the property, the catslide design and use of matching materials helps to reduce the overall mass and bulk of the structure. The rear elevations of the majority of properties in the immediate vicinity are characterised by dormers and other small scale, adhoc extensions. Public views into the rear of the site are limited to a glimpse through a gap between West Dene and The Grosvenor Hotel but it is considered that through the use of matching materials, the proposed alterations will not have an unacceptable impact on the character of the area. Whilst it would be preferable to have the dormer contained within the roofslope rather than constructed off the eaves, Officers note that the existing dormer serving the landing at Streonshalh is constructed in this manner.

Having regard to the impact on residential amenity of neighbouring properties, it is accepted that the dormer will result in a greater opportunity than the existing rooflight. However, given presence of numerous similar dormers and existing windows with a rear outlook, this proposal is not considered to lead to an unacceptably harmful impact on amenities.

H. Sainsbury
11/11/17

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A neighbouring property which backs onto Streonshalh has responded to the consultation process registering no objection and the Parish Council has also no objection to the proposal.

There being no other comments and in view of the above, 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.

A. Sainsbury
10/11/17