

North York Moors National Park Authority

Borough: Scarborough Borough Council (North)
Parish: Fylingdales

Application No. NYM/2017/0004/FL

Proposal: construction of a front and rear single storey extensions

Location: 4 Nookfield Close, Robin Hoods Bay

Decision Date: 28 February 2017

Consultations

Parish - No objection.

Highways - No objection.

Site Notice Expiry Date - 01 February 2017.

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	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <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>N/A</td><td>03 January 2017</td></tr><tr><td>Parking and Access Plan</td><td>N/A</td><td>07 February 2017</td></tr><tr><td>Elevations & Plans</td><td>N/A</td><td>03 January 2017</td></tr><tr><td>Sections & Block Plan</td><td>N/A</td><td>07 February 2017</td></tr><tr><td>E-mail from Eric Matthew re. use of garage</td><td>N/A</td><td>09 February 2017</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Location Plan	N/A	03 January 2017	Parking and Access Plan	N/A	07 February 2017	Elevations & Plans	N/A	03 January 2017	Sections & Block Plan	N/A	07 February 2017	E-mail from Eric Matthew re. use of garage	N/A	09 February 2017
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3.	MATS03	All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.																		

Informative

1.	<p>MISC INF 01 BATS</p> <p>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.</p>
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A. dlc 28/2/17

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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.	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.

A. Khan 28/2/17

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Background

Nookfield Close is a small and compact development of three properties accessed of a private way leading from the road from Robin Hood's Bay to Hawsker (B1447). The properties are located at the northern fringe of the village opposite Bay Garage. No. 4 is the right-hand property of a pair of semi-detached post-war properties and is located at the end of the Close with open pastures to the west.

The property is a two storey dwelling constructed of artificial stone under a concrete tile, hipped roof with attached single storey lean-to single garage. An uPVC lean-to porch has been added to the front elevation and a uPVC conservatory exists at the rear. Off-street car parking is provided in front of the dwelling.

This application seeks full planning permission for a replacement porch using the footprint of the original together with an extension to the west, linking by means of a wraparound to the garage. It is proposed to replace the garage door with a matching domestic window and use the space as home office/domestic storage. At the rear of the property, it is proposed to replace and slightly enlarge the existing conservatory under current permitted development allowances. It is proposed to use matching materials throughout and rather than the existing glazed roof, the porch and conservatory would be tiled to match the host dwelling.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Plan Document are Development Policy 3 (Design) and Development Policy 19 (Householder Development) together with eth advice contained within Part 2 of the Authority's adopted Design Guide.

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.

Although front extensions and 'wrap-around' extensions are usually resisted by current planning policies due to their impact on the character and form of the original dwelling. However, in this particular case, there is an existing porch/front extension and an attached garage to the side. Consequently, the property already has development creating a similar impact and the modest amount of additional development required to link the two spaces is not considered to be sufficiently harmful to this modern property to warrant refusal of the application. The neighbouring property has a larger hipped roof front extension and a similar hipped roof garage to the side and forward of the building line which, in comparison with the proposals at No.4, has a significantly bigger impact on the host dwelling. The smaller scale lean-to designs of the extensions at No. 4 are considered to ensure the impact of the wrap-around form is kept to a minimum.

A. Allen 28/2/17

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The scale and design of the extensions are considered to be in keeping with the proportions of the host property and its setting, with very little impact upon the amenities of neighbouring properties or the wider landscape.

The Highway Authority requested clarification of the use of the garage space together with a parking plan which the applicant's agent has provided. The Highway Authority has responded to the amended details advising that whilst the proposed development includes the conversion of the garage to living accommodation, there will still be ample parking within the curtilage of the plot for a house of this size. Therefore, there are no local highway authority objections to the proposed development.

The Parish Council has no objection to the proposal and no other comments have been received from third parties. The proposal is considered to be of a size, scale and materials which are compatible with the host property and the development is not expected to adversely affect neighbouring occupiers. 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. Ple 28/2/17