

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Egton

Application No. NYM/2018/0095/FL

Proposal: **removal of porch on front elevation together with installation of replacement front door**

Location: 13 Bartons Row, Egton Bridge

Decision Date: 15 May 2018

Consultations

Parish - Objects to the new opening in the boundary wall as this will spoil the core part of Egton Conservation Area. The existing shared footpath should be retained as with the neighbouring properties. No objection to the porch as this is considered an improvement. Should be of similar design to the other porch in the row.

Highways - Recommend condition.

Site Notice Expiry Date - 26 April 2018.

Director of Planning's Recommendation

Approval subject to the following conditions:

1. **Standard Three Year Commencement Date**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. **Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified**

The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location Plan	N/A	20 March 2018
Proposed Elevations	198/11a	01 May 2018
Proposed Site & Ground Floor Plans	198/10a	01 May 2018

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

Signature:



Date:

15/5/18


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Informative

1.	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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Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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.

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Background

13 Bartons Row is a modest, two storey mid-terrace property located on the south-western side of the road, towards the southern edge of Egton. Although a continuous terrace of properties, they are generally arranged as paired cottages with a slight step in ridge height between the pairs. The properties have shared pedestrian access from the pavement with the front doors centrally positioned in the façade with ground and first floor windows flanking the doors. No 13 and its left hand neighbour are cream rendered under a slate roof. The properties to the left again are white rendered and to the right hand side are stone built properties. The majority of the windows and doors in these properties are standard white uPVC units which detract rather than contribute to the character and appearance of the terrace. No 13 also has a white uPVC lean-to porch over the front door.

As originally submitted, this application sought permission for the construction of a replacement porch together with alterations to the boundary wall to provide independent access. However, following Officer negotiations, the application has been substantially amended and both the replacement porch and access alterations have been omitted from the scheme. The applicant’s agent has written to confirm that the proposed revisions did not suit their requirements and have submitted a revised scheme which shows the removal of the existing porch and the installation of a replacement front door. Details of a composite door have been submitted which show a vertical boarded design with central rectangular pane, finished in pale green.


Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Core Policy G (Landscape, Design and Historic Assets), Development Policy 4 (Conservation Areas) and Development Policy 19 (Householder Development).

CPG seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

DP4 seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

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.

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In consultation with the Authority's Building Conservation Officer, the Case Officer advised the applicant's agent that in principle that the sympathetic replacement of the existing uPVC porch with a timber porch of a similar design and installation of a traditional four-panel door would improve the character of the area and host property. However, minor amendments to the design were recommended in order to protect the privacy and amenity of the neighbouring property and to reflect the character of the neighbouring porch. The applicant's agent has advised that the revisions would not suit their requirements and have decided to omit this element from the scheme. Instead, it is proposed to remove the existing porch, make good the front elevation and replace the front door.

The Authority's Building Conservation Officer advised that under the requirements of Development Policy 4 (Conservation Areas), development is required to preserve or where possible, enhance the character of the area.

In respect of the access alterations, the shared path which serves No's 12 and 13 is mirrored to the adjoining two properties of No's 10 and 11 and is a typical cottage access arrangement. The loss of a section of wall and creation of a separate path would undermine the terrace symmetry and historical arrangement. Although the existing wall appears to have been reduced in height at some point, what remains appears to be historical. No justification has been given for the loss of a section of historic wall, and if approved it would lead to the erosion of the traditional streetscape character. Consequently, the Authority requested for consideration to be given to the retention of the existing shared access. If sufficient justification to support a separate access can be provided, mitigation of the harm could be provided by increasing the height of the existing wall in order to off-set the loss of wall proposed by the new access. The applicant's agent however has submitted revised plans showing no proposed changes to the access arrangements.

The Highway Authority recommended conditions to ensure any new gates were installed so as not to obstruct the highway. However, as the revised application has removed this aspect of the proposal from the scheme, the highway condition is not included. The Parish Council objected to the proposed access alterations so the revisions are considered to address their concerns.

The removal of the existing porch is considered to result in an enhancement to the appearance of the property and wider conservation area. Whilst a traditionally constructed timber door would be the ideal replacement, the proposed composite door in a traditional pattern is considered a modest enhancement to replace the uPVC door and consequently, the proposal is considered acceptable.

There being no other comments, approval is recommended.

Signature:



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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.

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