

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Staintondale

Application No. NYM/2018/0301/FL

Proposal: variation of condition 4 of planning approval NYM/2008/0158/FL to allow the installation of uPVC windows to the approved two storey rear extension

**Location: Fairview
Robin Hood Road
Ravenscar**

Decision Date: 29 June 2018

Consultations

Parish – No objections

Site Notice Expiry Date – 11 June 2018

Director of Planning's Recommendation

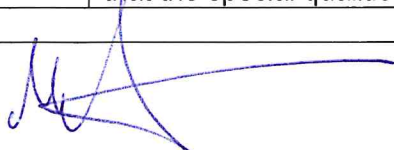
Approval subject to the following condition(s):

1.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
2.	MATS04	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.
3.	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 cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason for Condition(s)

1.	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.
2.	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.
3.	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.

Signature:



Date:

18/6/18
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Background

Fairview comprises an extended four bedroom two storey stone and pantile dwelling situated in an isolated location at the western end of the surfaced part of Robin Hood Road in Ravenscar. Immediately to the rear of the house, and at a higher ground level, is a substantial brick outbuilding. To the west of the house, adjacent the access drive is a substantial outbuilding which provides domestic garaging (for horseboxes, cars and a transit van) and workshop space.

In 2008, planning permission was granted for the construction of a 2 storey gable extension at the rear. Condition 4 of that permission required the windows in this extension to be constructed of timber.

There have been a number of subsequent applications for extensions and alterations to the house and conditions attached to these permissions have required windows to match those of the host dwelling.

Because the original dwelling is not listed or in a conservation area, it does not require consent to replace its windows with upvc windows in any colour; consequently, neither do the windows in the more recently permitted extension.


It is proposed to replace all the windows in the house with cream upvc, but the only part of this which requires permission is the rear extension which is required by condition to have timber windows.

Consequently, this application seeks permission to vary that condition to allow upvc windows to be installed in the rear extension, which would match all the windows being installed in the rest of the house.

Main Issues

Development Policy 3 of the NYM Local Development Framework affirms that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 19 of the NYM Local Development Framework states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the landscape character and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape. It advises that annexe accommodation should be provided though either extensions to the existing dwelling or through the conversion of outbuildings.

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The current windows in the dwelling are dark brown stained timber, but do not contribute to the character of the host property. The replacement of the windows in the most prominent front elevation of the property do not require planning permission and it is considered that the proposed replacement of all the windows with cream upvc would improve the appearance of the property; it would be detrimental to the properties appearance if the rear windows were retained as they are, in dark stained timber.

In view of the above, it is considered that the proposal would be in accordance with both DP3 and DP19 and approval is recommended.

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

Approval (No Amendments Required)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

Signature:		Date:	11/6/18
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