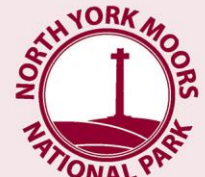


North York Moors National Park Authority

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 772700
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Planning enquiries: planning@northyorkmoors.org.uk
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Andy Wilson
Chief Executive

Mr Mark Wilson
South Beck House
Scalby
Scarborough
YO13 0QY

Your ref:
Our ref: NYM\2018\ENQ\14057
Date: 27 March 2018

NYMNPA

14/06/2018

Dear Mr Wilson,

Pre-application advice for installation of replacement windows and doors, replacement of single storey extension with two storey extension, single storey extension to cover swimming pool, garage extension and siting of residential cabin following demolition of buildings at South Beck House, Scalby

Thank you for your enquiry received 20 February 2018, for which I apologise in the delay in reply.

I would advise you that both Development Policy 19 and Part 2 of the Design Guide (links below) set out the considerations relating to extensions to dwellings:-

<http://www.northyorkmoors.org.uk/planning/framework/Adopted-Core-Strategy-and-Development-Policies.pdf>

<http://www.northyorkmoors.org.uk/planning/framework/spds/dgpt2.pdf>

Having considered the proposed alterations to the house, I would advise you that in principle, the replacement of the existing extension and the covering of the swimming pool are both likely to be acceptable. However, this would be subject to satisfactory details of design. I would suggest however that the replacement extension remains at a lower height than the main house, even if accommodation is to be provided within the roofspace, in order that this remains subservient in scale and form to the host dwelling. In terms of the proposed garage extension, any disturbance to tree roots should be kept to a minimum.

The replacement windows and re-roofing will not require planning permission, providing the shape of the roof is not changing.

Continued...



With regards to the proposed cabin/static caravan, I would advise you that Development Policy 19 of LDF makes particular reference to ancillary accommodation and states that if in the form of new build, it should be attached to the main house. I would suggest that any additional family accommodation required should be provided for within the main house.

I hope that the above advice is of assistance but trust that you appreciate that this is an informal view only; a formal decision can only be made in response to a planning application which would include full details of scale and design. However, if you have any further queries, please do not hesitate to contact me again at the above address.

Yours sincerely

Mrs Hilary Saunders MRTPI
Planning Team Leader
Development Management

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