

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Newby and Scalby

Application No. NYM/2018/0213/FL

Proposal: Alterations and construction of two storey extension to front elevation and single storey rear extension following demolition of conservatory

Location: South Beck Cottage, Hackness Road, Scalby

Decision Date: 04 June 2018

Extended to:

Consultations

Parish – No objections.

Highways – The existing dwelling is located on a private access road and has adequate parking within the curtilage therefore there are no objections to the proposed development.

Site Notice Expiry Date – 22 May 2018

Director of Planning's Recommendation

Approval subject to the following condition(s):

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>Proposed Drawings (4)</td><td>1329_AR50_01_D</td><td>22 June 2018</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	Proposed Drawings (4)	1329_AR50_01_D	22 June 2018
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Proposed Drawings (4)	1329_AR50_01_D	22 June 2018						

Informative(s)

1.	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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Signature:



Date:

6 July 2018

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Reason for Condition(s)

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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.

Signature:



Date:

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Background

South Beck Cottage is a modern detached two-storey property built of facing bricks under a clay pantile roof with dark brown stained timber windows. It occupies a secluded position at the end of a shared private drive just north of the village of Scalby, overlooking the golf course to the North with extensive gardens to the South. There are neighbouring residential properties situated to the East and West of the property, both within substantial grounds and also of individual design rather than being of the traditional local vernacular. The property is rectangular in its footprint with a two-storey wing to either side which splays to the rear where there is a large conservatory linking the two wings.

Planning permission is sought for a two-storey curved extension to the front elevation to create a hall and staircase and which will enable the rearrangement of the internal accommodation which is at present feels awkward and cramped with a series of linked rooms and corridors rather than the open plan accommodation the applicant seeks. The extension will be clad in Corten steel with anodised aluminium framed picture windows to match. The application also proposes to render the property to not only complement the Corten steel but also cover the mix of brickwork, and also replace the existing multi-paned timber windows to the front elevation in matching anodised aluminium frames with no glazing bars to reflect the contemporary nature and design of the front extension.

In addition planning permission is sought for the replacement of the rear conservatory with a flat sedum-roofed extension between the rear two wings. This will be predominantly glazed with elements of Corten steel cladding to match the front extension.

In support of the applicant the agent advises that "in terms of design, the scheme seeks to improve the overall appearance of the building and to reorganise the interior layout to be a more welcoming and inviting space to inhabit".

Main Issues

The relevant policies of the Core Strategy and Development Policies Document are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by supporting development proposals which use a high standard of traditional or contemporary design detailing which reflects or complements that of the local vernacular. It also requires the scale, height, massing, proportion, form, size, materials and design features of the proposal to be compatible with surrounding buildings, and not to have an adverse effect upon the amenities of adjoining occupiers.

Development Policy 19 only supports proposals for development within the domestic curtilage of dwellings where the scale, height, form, position and design does not detract from the character and form of the original dwelling or its setting in the landscape, and the development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

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The host property is a modern late twentieth century dwelling built of facing brick under a clay pantile roof with dark brown stained multi paned timber windows. It is of little architectural merit and sits quietly in its secluded location. Despite its overall size, the property has a small dark entrance porch and hall. The proposed extension seek to improve the existing accommodation with the replacement of the timber framed conservatory to the rear with a purpose built flat roof extension under a sedum roof to provide a dining-kitchen and the construction of a front extension to accommodate a new entrance hall and staircase which will allow the reconfiguration of the internal accommodation to make better use of the space.

The scale, massing and position of the extensions are considered in keeping with the host property and the rear flat roof extension would sit comfortably between the existing two-storey wings in place of the existing conservatory. The front two-storey extension however is contemporary in its form, design detailing and materials and is not considered to be in keeping with the existing character of the property. However the agent has amended the fenestration to the front elevation to complement that of the proposed extension which in turn completely alters the character of the property from one of little architectural merit to one of greater design interest.

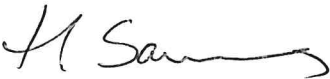
Given the secluded location of the property and the individual form and character of the neighbouring properties along the private drive, it is considered that a contemporary extension to the host property along with the proposed rendering and alterations to the fenestration will improve its character and appearance, giving it greater architectural interest, to the benefit of the built environment of the National Park.

The proposals will not result in any overlooking of the neighbouring properties nor cause any overshadowing and as such there will be no adverse impact on the residential amenity of neighbouring occupiers.

In view of the above it is considered that the proposals accord with Development Policies 3 and 19 of the Core Strategy and Development Policies Document and approval is recommended.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature: 	Date: 6 July 2018
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