

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Fylingdales

Application No. NYM/2018/0336/FL

Proposal: construction of 2 no. dormer windows to rear elevation

**Location: 6 Kingston Garth
Fylingthorpe**

**Decision Date: 18 July 2018
Extended to:**

Consultations

Parish – No objections

Site Notice Expiry Date – 06 July 2018

Others -

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.	PLAN02	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Plans as Existing and Proposed</td><td>JT01a</td><td>22 May 2018</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	Plans as Existing and Proposed	JT01a	22 May 2018
Document Description	Document No.	Date Received						
Plans as Existing and Proposed	JT01a	22 May 2018						
3.	MATS19	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.						

Signature:



Date:

13 July 2018

Application Number: NYM/2018/0336/FL

Informative(s)

1.	MISC INF01 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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Reason for Condition(s)

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.

Signature:



Date:



Application Number: NYM/2018/0336/FL

Background

6 Kingston Garth is located at the southern corner of Kingston Garth cul-de-sac; a relatively modern housing development on the southern arm of development in Fylingthorpe village. Neighbouring properties lie to the north east of the property and further properties are situated to the north. To the west are open fields. The property is a modern bungalow constructed from artificial stone under a concrete tiled roof. The property has two dormer windows installed on the front elevation.

This application seeks full planning permission for the installation of two dormer windows on the rear elevation. This is to provide more light into the existing bedroom and to allow a new bathroom to be created.

Main Issues

The main planning policies relevant in the determination of this planning application are Development Policy 3 and Development Policy 19.


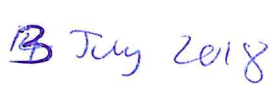
Development Policy 3 of the NYM Local Development Framework states that in order to maintain and enhance the distinctive character of the National Park, development will only be permitted amongst other things where a high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular and where the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of neighbours.

DP19 is supportive of development within the domestic curtilage of dwellings which takes into account the special qualities of the National Park and architectural character of settlements. Amongst other things, development 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 dormer windows are proposed to be located at the rear of the property and will not be visible from the approach on Kingston Garth. There are properties located to the rear, but these are a substantial distance away and therefore the windows aren't thought to cause any issues relating to neighbour amenity. Other properties on the cul-de-sac including 11 Kingston Garth have already been granted planning permission for dormer windows to the rear and the design of the windows is considered appropriate.

The Parish Council do not have any objections in relation to this planning application.



In light of the above, the proposal is considered to be in accordance with adopted policies and approval is recommended.

Signature: 	Date: 
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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: 
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