

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Aislaby

Application No. NYM/2018/0252/FL

Proposal: alterations, raising of roof height and construction of side extension following removal of existing summerhouse and greenhouse together with construction of detached double garage with office space above (revised scheme to NYM/2017/0374/FL)

Location: 21 Egton Road, Aislaby

Decision Date: 18 June 2018

Extended to: 19 July 2018

Consultations

Borough/District -

Parish – At their meeting the Parish Council did not wish to make any comments on the planning application.

Highways - Original Plans:

The access from the highway is adequate and the amount of parking space available is adequate. The application is potentially increasing the amount of traffic that would access the site. The red line plan showing the amount of land within the applicant's control does not extend up to the boundary of the publicly maintainable highway, therefore anybody accessing the address in a vehicle would be crossing a piece of land that is not highway and is not within the applicants control.

Consequently the Local Highway Authority recommends that the a Condition is attached to any permission granted.

Amended Plans:

In light of the additional information submitted on the 16 May 2018 there are no local highway objections to the application.

Site Notice/Advertisement Expiry Date – 24 May 2018

Others –

JW Storey, Applegarth, Egton Road,

Original Plans:

The extension will come closer to my boundary and is at a higher level given the slope of the land. Since it is in brick there is no reason to render it. Could the door in this elevation be made solid to avoid overlooking between the bedroom and our kitchen and bedroom?

The example used by the architect to justify painting the outer skin of the house is based on houses within the conservation area to the east of the village. The proposal is totally out of keeping with the mix of stone and brick houses on Egton Road.

Drainage of surface water is a major concern. A lot of shrubs and large trees have been removed and along with the amount of hard surfacing proposed this will exasperate the problem of surface water disposal. A drainage system which protects the applicant's property and my own which is at risk should be designed and installed prior to any additional

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building work. To prevent my garden and paths being flooded any discharge into the field should be well away from the applicant's west boundary.

I would appreciate consideration being given to the above points and personally believe that the scale of the proposed development is now excessive and will be to the detriment of this area of the village.

A De Villeay, Cragside Cottage, 18 Egton Road, Ailsaby
Original Plans:

I welcome the application to renovate the property , it will be a marked improvement on the current condition of the site. However, I question the application to render the exterior walls white and replace the terracotta roof tiles with black slate. The houses on Egton Road, Aislaby are either brick or stone –there are only a few properties in the village with the proposed features and none of them are on Egton Road. The street view on Google maps will confirm this. I trust the aesthetic of the proposals will be reviewed before a final decision is made.

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 | <p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Site Plan as Proposed</td> <td>1817 PL 104D</td> <td>31 May 2018</td> </tr> <tr> <td>Roof Plan as Proposed</td> <td>1817 PL 105D</td> <td>31 May 2018</td> </tr> <tr> <td>Elevations as Proposed</td> <td>1817 PL 111C</td> <td>31 May 2018</td> </tr> <tr> <td>Elevations as Proposed</td> <td>1817 PL 110C</td> <td>31 May 2018</td> </tr> <tr> <td>GA Plans as Proposed</td> <td>1817 PL1096D</td> <td>31 May 2018</td> </tr> </tbody> </table> <p>NB. notwithstanding the elevations shown on plan please see Condition 8 below with regard to the guttering on the proposed garage.</p> <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 | Site Plan as Proposed | 1817 PL 104D | 31 May 2018 | Roof Plan as Proposed | 1817 PL 105D | 31 May 2018 | Elevations as Proposed | 1817 PL 111C | 31 May 2018 | Elevations as Proposed | 1817 PL 110C | 31 May 2018 | GA Plans as Proposed | 1817 PL1096D | 31 May 2018 |
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| Site Plan as Proposed | 1817 PL 104D | 31 May 2018 | | | | | | | | | | | | | | | | | | |
| Roof Plan as Proposed | 1817 PL 105D | 31 May 2018 | | | | | | | | | | | | | | | | | | |
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| Elevations as Proposed | 1817 PL 110C | 31 May 2018 | | | | | | | | | | | | | | | | | | |
| GA Plans as Proposed | 1817 PL1096D | 31 May 2018 | | | | | | | | | | | | | | | | | | |
| 3. | CDLB00 | This permission has been granted in accordance with the details specified in the survey prepared by BHD Partnership received on 19 May 2017 in relation to approval NYM2017/0374/FL and the updating letter from Steve Gilman Design Ltd dated 8 June 2018 which accompanies this application. More extensive works of demolition and rebuilding that do not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority. | | | | | | | | | | | | | | | | | | |

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| 4. | WPDR08 | Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no additional windows shall be inserted in the western elevation of the extension hereby permitted without a further grant of planning permission being obtained from the Local Planning Authority. |
| 5. | MATS00 | The finish of the walls to be rendered shall be Parex Decorative Render in G50 Ash Grey with a medium scraped finish and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use. |
| 6. | MATS21 | No work shall commence on the construction of the roof of the development hereby permitted until details of the type of slate, including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof slate used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority. |
| 7. | MATS55 | No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority. |
| 8. | MATS00 | Notwithstanding the submitted plans the guttering to the garage hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority. |
| 9. | DRGE00 | No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details. |
| 10. | LNDS10 | No work shall commence to clear the site in preparation for the development hereby permitted until full details of the hardsurfacing to be utilised on the site have been submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works. The hard landscaping works shall then be implemented in accordance with the approved details. The hard landscaping shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority. |

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| 11. | LNDS06 | <p>No work shall commence to clear the site in preparation for the development hereby permitted until protective fencing to form a Tree Protection Zone has been installed around each tree or tree group to be retained, unless otherwise agreed in writing with the Local Planning Authority. The fencing shall comprise a secure vertical and horizontal framework of scaffolding supporting chestnut paling or chain link fencing no less than 1.3 metres in height (or of a specification to be agreed) and shall be positioned at a distance from the trunk as set out in accordance with guidance given in British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. No excavations for services, storage of materials or machinery, parking of vehicles, depositing or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as a Tree Protection Zone.</p> <p>The protective fencing around each Tree Protection Zone shall not be removed or repositioned for the full duration of the development hereby approved without the prior written consent of the Local Planning Authority.</p> |
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Informative(s)

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| 1. | <p>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.</p> |
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Reason for Condition(s)

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| 1. | RSN TIME01 | To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended. |
| 2. | RSN 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. | RSN CDLB02 | In order to ensure that the development is carried out in a manner which safeguards the existing fabric of the building and to comply with the provisions of NYM Development Policy 5. |
| 4. | RSN WPDR01 | In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development. |

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| 5, 7 & 8. | RSN 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. |
| 6. | RSN 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. |
| 9. | RSN DRGE01 | To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water. |
| 10. | RSN LNDS03 | In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details. |
| 11. | RSN LNDS02 | In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment. |

Background


21 Egton Road is a brick and pantile bungalow in need of renovation, located to the south of Egton Road with views out across the valley to the South. Within the garden area to the north along the roadside is a number of trees with TPO's on them. Two of these which had become dangerous due to their size have recently been removed, however replacements are required under the agreement to fell them.

An application was granted last year for the significant remodelling of the property including alterations and extensions, raising of the eaves and roof height and also changing the external materials to render and timber cladding (NYM2017/0374/FL). As part of the scheme the adjacent parking area was also proposed to be altered and increased so that cars are able to turn and exit in a forwards gear.

The approved application gave permission to extend the dwelling from a modest 2 bedroom property to a 4 bedroom property with two en-suits and a dressing room and a large open plan kitchen/living space at ground floor.

The applicant has now submitted this revised scheme which has a slightly altered design and footprint, is for a similar level of accommodation.

The application now proposes to refurbish the existing single storey dwelling by removing the roof and creating a new roof with accommodation within it. A side extension is also proposed for an additional bedroom and in addition a new garage is also proposed with office space above.

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Whilst the garage will be constructed of vernacular stone, it is proposed to render the existing brickwork of the dwelling with a grey coloured render to hide all the alterations that have been made to the brickwork over the years. Slates are proposed for the roofs.

Alterations are proposed to the garden area to the north of the site to allow improved vehicular access to the site and to the new garage.

Main Issues

Development Policy 19 of the LDF 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 and that annexe accommodation is ancillary to the main dwelling and will remain under the control of the occupier of the main dwelling.

The application is supported by a structural report which confirms that the existing structure is capable of supporting the proposed roof structure and therefore the application is for an extension rather than a replacement dwelling.

The existing building on site is not considered to be of any architectural merit and is in need of significant investment. The scale of the extensions are considered to accord with the requirements of Development Policy 19 and the raising of the roof by 1 metre is still considered to be appropriate for the setting, relationship to the neighbouring property and in relation to the views of the properties on the opposite side of the road which look out across the ridge of the existing building. This is 0.6m lower than the scheme already approved.

Amended Plans have been received during the processing of this application which made slight changes to improve the massing and design of the building as well as its impact on the neighbouring property. No comments have been received from the neighbours in relation to the amended plans and it is therefore assumed that the amendments have overcome their concerns. To ensure that no future overlooking could take place the pd rights for windows have been removed from the west elevation.

Initial pre-application discussions with the applicants favoured the construction of a replacement dwelling before they were aware that this would incur a Local Occupancy Restriction. Whilst they now propose an extension they have been advised that if it becomes apparent during construction that the fabric of the original building is not capable of being retained then a new application would have to be submitted and would attract a Local Occupancy Restriction.

This application will introduce a new style of dwelling into this location, being rendered with a slate roof, however now that a more subservient colour of render than been chosen (grey rather than white) it is not considered to be out of context given the other 1970's style brick and concrete pantile properties which overlook the site from the opposite side of the road. The

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proposed garage which will be closer to the road than the house will be constructed of vernacular stone, however a condition has been imposed to sure that this structure has gutters fixed on gutter spikes rather than having timber soffit detailing like the house which has large overhanging eaves as part of its character. This will help to ensure that this building has more of a traditional appearance.

There are TPO-ed trees on the site which have been considered and are unaffected by the proposal. A root protection plan was proposed with the earlier application which ensured that the construction works will not have an adverse impact on the trees. A condition has been proposed to ensure that no works take place within the RPA of these trees. Two TPO-ed trees have already been felled on the site and should have been replanted by now, however this is a separate matter from this planning application, the Woodland Officer has stated that a slightly larger tree may be requested to make up for the delay in replanting.

The proposal is considered to accord with the requirements of development Policy 19 and approval is recommended in accordance with the Conditions proposed.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal to improve the massing and materials, so as to deliver sustainable development.

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