

## North York Moors National Park Authority

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

Application No. NYM/2018/0369/FL

**Proposal: alterations and construction of single and two storey side and rear extensions**

**Location: Gildersholme  
Raw**

**Decision Date: 30 July 2018  
Extended to:**

### Consultations

**Parish** – Supports this application because it improves a neglected building.

**Highways** – No objections

**Site Notice Expiry Date** – 05 July 2018

**Others** –

Mr Cooper, Thorpe Green House, 3 Sledgates – As a local resident I feel these plans are very suitable for this type of building in this area and are in the correct vernacular.

### 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 border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Floor Plans</td><td>D11309-04</td><td>04 June 2018</td></tr><tr><td>Proposed Elevations Scheme A</td><td>D11309-03</td><td>04 June 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	Proposed Floor Plans	D11309-04	04 June 2018	Proposed Elevations Scheme A	D11309-03	04 June 2018
Document Description	Document No.	Date Received									
Proposed Floor Plans	D11309-04	04 June 2018									
Proposed Elevations Scheme A	D11309-03	04 June 2018									
3.	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.									

Signature:



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4.	MATS26	The external elevations of the single storey extension hereby approved shall, within three months of first being brought into use, be clad in vertical timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
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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.
4.	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.

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**Background**

Gildershome is a quaint detached stone property with a pantile roof which has been slightly neglected in recent years. The property is set back from the road and is situated in the centre of a large plot with far-reaching views of Robin Hoods Bay.

The property has been unlive in in recent times and is in need of renovation work. The property comprises the original farmhouse with several more recent extensions to the rear and an unattractive lean to predominantly glass porch on the front façade. All the windows on the property are white timber framed single glazed units which are rotten in parts. The property is in an elevated position with the garden sloping down to dwellings to the east.

The application seeks planning permission for a rear and side extension in order to expand and modernise the existing accommodation. The agent cites in support of the application that the "farmhouse is unused and is unsuitable for a family with serious need for repair and alterations".

This application followed a pre-application whereby the principle of an extension was considered appropriate (NYM/2018/ENQ/14113).


**Main Issues**

The main planning policies relevant to this planning application are Development Policy 3 and Development Policy 19.

DP 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.

It is recognised that the property has an impracticable layout for modern day living standards with no bathroom upstairs and therefore an extension could be advantageous. However, given that the property is in a prominent location and has been extended in the past, it is important that any extension does not detract from the quaint and traditional character of the farmhouse. The extension proposed comprises the replacement of the existing porch with a traditional stone porch with glazed sections. A glazed gable will then be erected on

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the south west elevation to accommodate an extension to the lounge and an en-suite bathroom. A second gable will then be added on the north east elevation as well as a single storey conservatory which wraps around to the north west elevation.

The two gable extensions will be constructed in stone under a pantile roof with the gable on the south west elevation largely comprising glazing. The single storey extension is more contemporary utilising timber cladding and profiled zinc, however this is considered appropriate as it will be located at the rear and will help to differentiate the flat roof extension from the traditional farmhouse.

The Parish Council supports this application as it was considered that the proposal would help to improve a neglected building. No Highway Authority objections have been received in relation to this planning application.

In light of the above, it was considered that the proposed development was in accordance with adopted policies and therefore planning 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.

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