

# North York Moors National Park Authority

Borough: Scarborough Borough Council (North)  
Parish: Aislaby

Application No. NYM/2018/0420/FL

**Proposal:** construction of two storey extension with lower ground floor level and porch together with construction of 4 no. dormer windows

**Location:** Hightrees, Woodlands, Sleights

**Decision Date:** 17 August 2018

**Extended to:**

## Consultations

**Parish** - Unable to respond within the time.

**Site Notice Expiry Date** - 24 July 2018.

## Director of Planning's Recommendation

**Approval** subject to the following conditions:

- Standard Three Year Commencement Date**  
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- Strict Accordance With the Plans/Specifications or Minor Variations**  
The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
- Brickwork and Roofing Tiles to Match**  
The brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
- Render Details**  
No work shall commence on the construction of the walls of the development hereby permitted until details of the texture and paint colour of the render, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority. The rendering and painting shall be completed no later than one month after the development hereby permitted being first brought into use.

Signature: MH

Date: 14/8/18

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**Application Number: NYM/2018/0420/FL**

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**Informatives****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.

**Reasons for Conditions**

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

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**Background**

High Trees is a relatively modern part stone part brick built bungalow located in a secluded position near to the village of sleights. The property occupies a split-level site and although most of the accommodation is on one floor a small part of the property comprises two floors with accommodation provided above the garage. Although the property is situated on the hill it is well screened from wider views by mature trees. The front of the property is constructed from stone, while the rear elevation is mainly buff/brown brick.

Planning permission was granted in 2005 for the construction of a single storey rear extension at the rear to replace a flat roofed structure. That permission has been implemented and completed.

This application seeks full planning permission for the construction of a further rear extension (as a continuation of the previous 2005 extension), together with the insertion of 4no. modest pitched roof dormer windows; one on the front elevation and a total of three on the rear extension. The proposed extension measures approximately 5.8 metres with a gable width to match the host, also 5.8 metres. Due to the split level nature of the site, the new accommodation would be spread over three floors; a utility space and entrance at lower ground floor; a dining room at ground floor (creating open plan kitchen-dining room) and landing, bathroom and wardrobe space at first floor. The gable elevation of the proposed extension is shown to be near fully glazed with two pairs of French doors in the north facing elevation and the south facing elevation is shown to have a simple lean-to porch structure over the 'front' door with a simple three-casement window above. The proposed dormer windows are all modest and triangular in form (no cheeks).

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policy 3 (Design) and Development Policy 19 (Householder Development), together with eth advice contained within Part 2 of the adopted Design Guide.

DP3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, orientation, layout and density of development preserves or enhances views into and out of the site and that the scale, height, massing, materials and design are compatible with surrounding buildings and do not have an adverse effect upon the amenities of adjoining occupiers. DP3 also requires a high standard of design detailing which complements the local vernacular (whether it is traditional or contemporary) and which takes into account the safety, security and access needs for all potential users of the development whilst incorporating good quality sustainable design and a satisfactory landscaping scheme.

DP19 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.

Signature: MH	Date: 14/8/18
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Part 2 of the Authority's adopted Design Guide (Extensions and Alterations to Dwellings) states that although rear extensions may have less impact on the streetscene, care must be taken to ensure that the mass of the extension does not adversely impact on the space about the dwelling or neighbouring properties; especially in terms of overshadowing, loss of privacy and outlook for semi-detached or terraced dwellings.

In respect of dormer windows, the Design Guide recognises that they are a traditional feature in several parts of the National Park but the detailing varies within and between settlements. In general, traditional small scale dormers which are well related to the size, position and glazing pattern of existing windows beneath may be acceptable. Large flat-roof box dormers and dormers incorporating balconies are considered to be inappropriate due to their respective impact on the host dwelling and impact on amenity. The use of dormers on the front elevation will generally be inappropriate unless the street or local area is characterised by existing dormers.

The proposed extension matched the dimensions and form of the earlier extension to which it will be attached to and is similar in fenestration design to the main dwelling. It is therefore considered to be in keeping with the overall character of the property. The property benefits from having an isolated setting and the location of the proposed extension is not visible from the wider area and therefore will not adversely impact its appearance. The proposed extension is considered to be commensurate in size and scale with the host property and due to the generous garden/amenity space which is associated with the property, will not result in an unacceptable loss of private amenity area. Furthermore, as the property does not have any immediate neighbours, the proposal will not have a negative impact on the amenities of nearby occupiers.

In terms of materials, the application proposes to render the walls of the extension to which there is no objection in principle given the age, style and location of the host property. The use of appropriately textured and coloured render is likely to enhance the appearance of the property as the existing brick appears as a poor match to the stonework – a completely new material is often more favourable and new render technologies have resulted in good quality systems which can complement a traditional stone property when used for subservient extensions. It is recommended that the final render choice be reserved and agreed by condition.

The proposed dormer windows are small scale and well-positioned in the middle third of the roof. Their compact triangular design is considered compatible with the relatively modern appearance of the host property. The host dwelling is not within a streetscene or seen in the context of other properties, consequently Officers consider that the introduction of dormer windows at this site is acceptable and in general accordance with the design guide advice.

The Authority's Woodland Officer has identified that mature trees/woodland are present to the east and south of the site and queried whether they represent constraints to the development. Having visited the site, Officers are satisfied that the position of the extension is unlikely to compromise the trees based on their crown-spread in relation to the proposal. The trees to the south of the site in particular are of sufficient distance for the roots not to be directly affected by the digging of foundations and the area between the trees and development is already laid to hard standing so further root compaction is unlikely.

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The location and design of the proposed extension are not considered detrimental to the character or appearance of the host building or wider locality and thereby complies with Development Policies 3 and 19 of the NYM CSDPD.

No objections have been received in connection with the application and in view of the above, approval is therefore recommended.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant 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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