

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
Parish: Aislaby

Application No. NYM/2018/0422/FL

**Proposal:** construction of 1 no. catslide dormer window (retrospective)

**Location:** Garth Bungalow, 6 Egton Road, Aislaby

**Decision Date:** 20 August 2018

**Extended to:**

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## Consultations

**Borough/District -**

**Parish** – Unfortunately given agenda deadlines the Parish Council will not be able to respond to this application.

**Natural England** – No comment

**Site Notice Expiry Date** – 7 August 2018

## Director of Planning's Recommendation

**Approval** (Retrospective application)

Signature:

Date:

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**Background**

6 Egton Road is a detached stone and pantile property located at the edge of Aislaby Village Conservation Area. It fronts the road, but is located in an elevated and set back proposition and therefore is not prominent with the streetscape. Access to the property is off the access to the former Quarry located to the north of the site.

An application for domestic alterations and extensions to the dwelling were approved in September 2017 (NYM2017/0493/FL).

Two gabled dormer windows were approved on the front elevation to serve the existing accommodation. Under this application a further catside dormer is proposed on the rear roofslope to allow better use of the internal area of the bedroom.

Works were already underway when the site visit took place and therefore this application is for retrospective approval.

**Main Issues**

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.

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.

The property lies outside of the conservation area and due to its age and appearance, the dormer window does not have any detrimental impact on the host building or the setting of the conservation area.

The revised design of the dormer does not have an adverse impact on the setting or appearance of the host property or that of the neighbouring properties and therefore the scheme is considered to accord with the requirements of Development Policies 3 and 19 and therefore approval is recommended.

**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 design, so as to deliver sustainable development.

Signature:

Date: