

North York Moors National Park Authority

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| Scarborough Borough Council (North) Parish: Goathland | App No. NYM/2018/0531/FL |
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Proposal: construction of replacement conservatory and porch, new dormer window and revised parking and turning area following demolition of garden shed and fences

Location: Crown Cottage, Beck Hole Road, Goathland

Applicant: Mr and Mrs Andrew Scott, 14 New Walk Terrace, York, YO10 4BG

Agent: Prospect Design, fao: Mr Richard Webster, 24 Orchard Road, Malton YO17 7BH

Date for Decision: 12 October 2018

Grid Ref: NZ 483940 501273

Director of Planning's Recommendation

Approval subject to the following conditions:

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| 1. | TIME01 | Standard Three Year Commencement Date |
| 2. | PLAN01 | Strict Accordance With the Documentation Submitted or Minor Variations – Document No's Specified |
| 3. | MATS04 | Stonework and Roofing Tiles to Match |

Informative

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| 1. | MISC INF02 | Coal Referral Area |
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North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley YO62 5BP
01439 772700

Application Number: NYM/2018/0531/FL

Scale: 1:1250



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Application No: NYM/2018/0531/FL

Consultations

Parish – No objection

Highways –

Natural England – No objections

Site Notice Expiry Date – 20 September 2018

Background

Crown Cottage is a two storey stone and pantile cottage which comprises the southern end of a terrace of properties known as Lancaster Cottages. The cottage is situated approximately 250m to the south east of Goathland Railway Station, surrounded by Common Land, with a public footpath (along the line of a former incline rail line) running from the railway station to the southern side of the cottage. The southern gable end of the cottage is clearly visible from these public vantage points.

This application has been referred to Committee as the applicant is a Member of the National Park Authority. It seeks full planning permission to replace the existing fully glazed conservatory on the southern gable with a stone and pantile garden room. It is also proposed to replace the glazed porch on the front elevation with a stone and pantile lean-to porch. Both of these replacement structures would be of the same footprint as those they're replacing but the garden room would have a pitched and gabled roof, the ridge height of which would measure 1m higher than the current hipped roof. The highest part of the porch roof would measure 0.9m higher than the existing porch.

In order to enable improved internal space, it is proposed to construct a catslide dormer in the front roof slope which would measure a maximum of 2.1m wide, with a pantile roof and lead cheeks. It is also proposed to install two small rooflights in the lower part of the roof in the front elevation.

In order to enable a larger parking and turning area it is proposed to remove the existing timber shed and the timber fencing at the front of the property and construct a new stone wall with gate at the rear of this to provide the garden boundary.

Main Issues**Policy Context**

The main planning policies of relevance to this planning application are Development Policy 3 (Design) and Development Policy 19 (Householder Application).

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 19 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 and that annex accommodation is ancillary to the main dwelling.

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Material Considerations

The gable end of the cottage is visible from the adjacent public footpath and Common Land. However, the proposed garden room is considered to be of significantly improved design and materials than the existing conservatory it would replace. The other alterations proposed are on the less prominent front elevation, however, it is considered that these changes would also improve the appearance of the property and would not be out of keeping with the adjacent dwellings, a number of which already have front dormer windows.

The access and parking arrangements for this terrace of properties are quite limited and consequently, the improved parking layout and better off street parking would benefit the occupiers of this property as well other properties by freeing up space.

Conclusion

The proposed extensions are not considered to detract from the form or character of the host property or neighbouring amenities, or have an adverse impact on the special character of this part of the Park.

The proposal is therefore considered to be in accordance with Development Policies 3 and 19 of the Local Development Plan and therefore planning approval is recommended.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy C10 which seeks to ensure all development will be of a high quality design.

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.