

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Aislaby

Application No. NYM/2018/0389/FL

Proposal: alterations to front porch

Location: 2 Main Road, Aislaby

Decision Date: 18 September 2018

Extended to:

Consultations

Parish – Our next meeting is not until 18th September, therefore, if timescales as such will probably not be able to respond.

Advertisement Expiry Date – 31 August 2018

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	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Elevations – Porch</td><td>11363_18</td><td>10 August 2018</td></tr><tr><td>Proposed Porch Plan</td><td>11363_16</td><td>10 August 2018</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Proposed Elevations – Porch	11363_18	10 August 2018	Proposed Porch Plan	11363_16	10 August 2018
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Proposed Elevations – Porch	11363_18	10 August 2018									
Proposed Porch Plan	11363_16	10 August 2018									

Reason for Condition(s)

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.

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Background

This application is for an alteration to the fenestration on an existing front porch to improve the internal building arrangement at 2 Main Road, Aislaby.

An application is required due to the property being sited within the Conservation Area which has an Article 4 restriction imposed on it.

The works proposed are to move the front door to the side of the porch and replace the existing doorway opening with a window.

The application was original submitted with a single storey rear extension as well, however this has since been removed as the applicant is now planning to extend in line with their permitted development rights.

Main Issues

Core Policy G of the Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

Development Policy 4 of the Local Development Framework seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

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 proposed alterations have raised no objections from the Building Conservation Officer. The moving of the door opening to the side elevation and fully glazing the existing opening on the front elevation is not considered to have any additional impact on the character of the conservation area and therefore the proposal is considered to accord with the requirements of the Policies detailed above.

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.