

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Newby and Scalby

Application No. NYM/2018/0405/FL

Proposal: alterations and construction of single and two storey extensions

Location: South Beck House
Scalby

Decision Date: 31 August 2018
Extended to:

Consultations

Parish – No objections

Site Notice Expiry Date – 14th August 2018

Others -

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><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Ground Floor Layout</td><td>11.11-01</td><td>16 August 2018</td></tr><tr><td>Proposed Elevations – East and West</td><td>11.11-01</td><td>16 August 2018</td></tr><tr><td>Proposed Elevations – north and South</td><td>11.11-01</td><td>16 August 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 Ground Floor Layout	11.11-01	16 August 2018	Proposed Elevations – East and West	11.11-01	16 August 2018	Proposed Elevations – north and South	11.11-01	16 August 2018
Document Description	Document No.	Date Received												
Proposed Ground Floor Layout	11.11-01	16 August 2018												
Proposed Elevations – East and West	11.11-01	16 August 2018												
Proposed Elevations – north and South	11.11-01	16 August 2018												

Application Number: NYM/2018/0405/FL

3.	LNDS06	<p>No work shall commence to clear the site in preparation for the development hereby permitted until protective fencing to form a Tree Protection Zone has been installed around each tree or tree group to be retained, unless otherwise agreed in writing with the Local Planning Authority. The fencing shall comprise a secure vertical and horizontal framework of scaffolding supporting chestnut paling or chain link fencing no less than 1.3 metres in height (or of a specification to be agreed) and shall be positioned at a distance from the trunk as set out in accordance with guidance given in British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. No excavations for services, storage of materials or machinery, parking of vehicles, depositing or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as a Tree Protection Zone.</p> <p>The protective fencing around each Tree Protection Zone shall not be removed or repositioned for the full duration of the development hereby approved without the prior written consent of the Local Planning Authority.</p>
4.	MATS10	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.
5.	MATS00	All new window frames, glazing bars, external doors and door frames shall be dark grey powder coated aluminium and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Informative(s)

1.	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.
----	--

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.	PLAN02	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.	LNDS02	In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

Application Number: NYM/2018/0405/FL

4.	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.
5.	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.

Application Number: NYM/2018/0405/FL

Background

South Beck House is a large detached property located on a small cul-de-sac off Hackness Road. South Beck House is a two storey; brick built property with a combination of stormproof and traditional sash windows. The property is located within extensive grounds with a large number of trees surrounding the site. There is off-street parking and a garage for two cars and an outdoor swimming pool is located at the rear.

Planning permission is sought for the alteration and construction of a single and two storey extension along with an attached garage.

Main Issues

The main planning policies of consideration are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

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 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.

The main intention is to bring the swimming pool under cover and to provide a large open plan kitchen/living room. A large proportion of glazing will be introduced on the south elevation and a brick built double garage will also be added.

The scale of the existing property is large and therefore the justification for a further extension is questioned, however it is believed the proposed extension is of a suitable design and will not impact on the neighbours to the east. The property sits in the centre of a large plot and therefore the impact of the proposed development will be minimal. The extension will be constructed in similar materials to the host property and no objections have been raised in relation to this planning application.

There are a number of mature trees surrounding the site and queries were raised from our Conservation Team as to whether the proposed development would damage the roots, therefore a condition has been applied to make sure protective fencing is used throughout the development in order to create a Tree Protection Zone.

Application Number: NYM/2018/0405/FL

In light of the above, it is considered the proposed development is 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.