

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(South)  
Parish: Staintondale

Application No. NYM/2018/0667/FL

**Proposal: retention of single storey extension and change of use to holiday letting cottage**

**Location: Raven Lea  
Station Road  
Ravenscar**

**Decision Date: 10 December 2018  
Extended to:**

## Consultations

**Parish** – No objections

**Highways** – No objections

**Site Notice Expiry Date** – 27 November 2018

**Others** -

## Director of Planning's Recommendation

**Approval** subject to the following condition(s):

1.	PLAN02	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.
2.	RSU015	The holiday unit hereby permitted shall form and remain part of the curtilage of the main dwelling known as Raven Lea, Station Road, Ravenscar as a single planning unit and shall not be sold or leased separately from the main dwelling without a further grant of planning permission from the Local Planning Authority.
3.	RSU012	The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.

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**Reason for Condition(s)**

1.	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.
2.	RSU012	The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and main dwelling.
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**Background**

Raven Lea is a detached bungalow located on Station Road, Ravenscar and planning permission is sought for the retention of a single storey annexe and its change of use to a holiday letting.

The extension has been built without planning permission, and therefore this application has been submitted to seek retrospective planning permission for the extension. The extension measures 7.82m x 7.70m with an eaves height of 291m and accommodation comprises a small kitchen, lounge, bathroom and two bedrooms.

**Main Issues**

The key planning policies of consideration are Development Policy 3 and Development Policy 14.

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, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; 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 14 seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity; where it will make use of existing buildings and where proposals for new accommodation do not have an adverse impact on the character of the local area.

The single storey extension is of an appropriate scale and is subservient to the host property. No formal objections have been received in relation to the extension and/or its use as a holiday letting. Due to the scale of the extension, it is not considered to generate an increased level of activity that would cause adverse impacts on the character of the local area.

In light of the above, the proposed retrospective planning application is considered to be in accordance with adopted policies and 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.