

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Fylingdales

Application No. NYM/2018/0728/NM

Proposal: non material amendment to planning approval NYM/2018/0578/FL to allow a change of condition 3 in terms of the use of uPVC windows and doors

Location: Eustace House, Raw

Decision Date: 10 December 2018
Extended to:

Consultations

Parish -

Site Notice/Advertisement Expiry Date – N/A

Others -

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN03	<p>The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the allowance of grey coloured uPVC windows and doors as shown on the following document(s):</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Replacement rear sun lounge</td><td>901/2</td><td>7 November 2018</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2018/0578/FL.</p>	Document Description	Document No.	Date Received	Proposed Replacement rear sun lounge	901/2	7 November 2018
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Background

Eustace House is a detached property located within the Flyingdales Parish in Raw, near Robin Hood's Bay. Situated on the road from High Normanby to Church Lane, the dwelling has a separate car port for which permission was granted in 1986.

A painted timber conservatory is located to the rear of the property with arched glass windows. The original application (NYM/2018/0578/FL) sought to replace this conservatory with a larger timber framed conservatory with fold aside doors and fibre glass roof. The proposed development will be 4.3m x 3.7m, an increase from the original dimensions of 2.7m x 2.4m.

The site is sloping and closest neighbour is significantly higher ground level.

Approval was granted for the replacement conservatory on 25 October 2018. The applicant is seeking a non-material amendment to planning approval NYM/2018/0578/FL to allow for the use of grey coloured uPVC for the windows and doors, instead of the proposed timber.

The reason for the change of material was stated as a necessary change in regard to the structural integrity. A steel frame must be used in the construction of the replacement conservatory, of which uPVC will be more appropriate to cover with instead of timber.

Main Issues

Development Policy 3 of the NYM Local Development Framework affirms that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 19 of the NYM Local Development Framework states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the landscape character and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape. It advises that annexe accommodation should be provided through either extensions to the existing dwelling or through the conversion of outbuildings.

The change of timber to uPVC does not change the overall character in a way that would have a detrimental impact on the surrounding landscape. The colour (grey) of the proposed uPVC frame is considered to be an appropriate choice and will not be seen to detract from the main dwelling. The proposed development remains the same size as the previously approved application and so is considered to be both appropriate and sympathetic in design and size for the host building.

In view of the above, approval is recommended.