

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2018/0701/FL

**Proposal: construction of single storey extension to rear and conservatory to side
(revised scheme to NYM/2006/0193/FL**

**Location: 4 Echo Hill
Sleights**

**Decision Date: 21 December 2018
Extended to:**

Consultations

Parish – No objection

Site Notice/Advertisement Expiry Date – 3 December 2019

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>Amended scheme to planning approval NYM/2006/0193/FL Plans and elevations</td><td>18/181/01</td><td>24 October 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	Amended scheme to planning approval NYM/2006/0193/FL Plans and elevations	18/181/01	24 October 2018
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Amended scheme to planning approval NYM/2006/0193/FL Plans and elevations	18/181/01	24 October 2018						
3.	MATS04	All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.						

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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.
3.	RSN 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.



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Background

The property is the south side of a pair of semi-detached dwellings constructed which has been historically extended at the rear to form extra accommodation in the form of a kitchen. The main building is constructed of stone at ground floor level and brick above with a tiled roof. The kitchen extension is built of painted brick with a tile roof to match the main dwelling. The property is built in a prominent location at the top of Echo Hill to the south of the River Esk outside of the village of Sleights.

The current application is revised scheme of previous approved application NYM/2006/0193/FL for the construction of a single storey extension and a conservatory to the side of the house. The single storey extension, referred to as the utility, has been constructed. This application seeks to increase the size of the conservatory aspect of NYM/2006/0193/FL; the conservatory is referred to as a garden room in the current application.

The application seeks approval for the increase of the garden room from 5.4 metres x 3.7 metres, to the extended size of 7m x 3.5m.

Main Issues

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.

Whilst the size of the garden room has notably increased, the impact on the surrounding area is low as the area of development is relatively concealed by the main dwelling and surrounding trees. The garden room does not extend the full depth of the dwelling and has marginally reduced in width from the original proposed development.

It is considered that the design, scale and size of the extension and conservatory is sympathetic and does not detract from the appearance of the host building. The development would not affect levels of private amenity space within the site, nor would it affect the amenities of the neighbouring properties.

In view of the above, approval is recommended.

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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.