

North York Moors National Park Authority

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

Application No. NYM/2018/0564/FL

Proposal: construction of single storey link extension and alterations to outbuilding to form additional living accommodation

**Location: Eastmount
Suffield
Scarborough**

**Decision Date: 18 October 2018
Extended to:**

Consultations

Parish – No objections

Highways – No objections

Site Notice Expiry Date – 27 September 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>Location Plan</td><td></td><td>23 August 2018</td></tr><tr><td>Proposed Layout and Elevations</td><td>11.11-01</td><td>06 December 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 | Location Plan | | 23 August 2018 | Proposed Layout and Elevations | 11.11-01 | 06 December 2018 |
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| Location Plan | | 23 August 2018 | | | | | | | | | |
| Proposed Layout and Elevations | 11.11-01 | 06 December 2018 | | | | | | | | | |
| 3. | MATS03 | All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority. | | | | | | | | | |
| 4. | MATS13 | The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority. | | | | | | | | | |

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| 5. | MATS00 | All new external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority. |
| 6. | MATS56 | The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority. |

Informative(s)

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| 1. | MISC INF01 Bats | 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. |
| 2. | MISC INF 12 Birds | Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx . Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf . |

Reason for Condition(s)

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| 1. | TIME01 | To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended. |
| 2. | 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 & 4. | M ATS01 | 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 & 6. | 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. |

INSERT PHOTO (OFFICER)



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Background

East Mount is situated to the north west of Scarborough on the outskirts of the village of Suffield. The property enjoys a large domestic curtilage and is set back from the road and accessed via a twin trod hardcore drive leading from Swang Road. The principle elevation of the property enjoys a south east aspect overlooking views of the valley below and Scarborough town whereas the 'rear' elevation and outbuildings are visible from the access/approach. The property itself was originally a pair of modest traditional stone under slate roof cottages, with a character typical of this area.

In addition to the dwelling, there are a number of traditional stone under pantile outbuildings as well as a double garage which was consented in 2010 (NYM/2010/0210/FL).

Planning permission is sought for the construction of a single storey link extension and alteration to outbuilding to form additional living accommodation.

Main Issues

The key planning policies of relevance in the determination of this planning application are Development Policy 3 and Development Policy 19.

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 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 original plans comprised a link extension stretching the whole length of the outbuilding; however this was considered to change the character of the dwellinghouse as the extension would considerably increase the size of the existing dwelling and would not be subservient. The existing openings on the north elevation of the outbuilding were also not utilised and modern style window openings were proposed. Even though the outbuilding is not listed, it does possess a traditional charm which is worth protecting and this was considered to be lost in the original proposal.

Hence, amendments were sought for a reduced link extension and the utilisation of existing openings; amended drawings were subsequently submitted.

The amended drawings comprised a small link at the western end of the outbuilding to create a large kitchen dining room. An additional bedroom would also be created in the outbuilding. The amended proposal utilises the existing openings on the north elevation, and

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even though four rooflights are proposed, it is considered that the character of the outbuilding will be retained.

In light of this, the amended proposal is considered to be in accordance with adopted policies and 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, seeking amended plans and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.