

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2018/0761/NM

**Proposal:** non material amendment to planning approval NYM/2018/0345/FL to allow an increase in footprint of conservatory

**Location:** Cliff Cottage, Ugglebarnby

**Decision Date:** 26 December 2018

**Extended to:**

## Consultations

**Parish -**

**Highways -** No objection.

**Site Notice Expiry Date -** N/R.

## Director of Planning's Recommendation

**Approval** subject to the following condition:

1. **Non Material Condition**

The development hereby approved shall only be carried out in accordance with the specific amendment **to allow an increase in footprint of conservatory as** shown on the following document(s):

<b>Document Description</b>	<b>Document No.</b>	<b>Date Received</b>
Revised Layout for Conservatory	N/A	28 November 2018
Revised Elevation for Conservatory	N/A	28 November 2018

The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2018/0345/FL.

## Informatives

The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at [www.groundstability.com](http://www.groundstability.com)

## Reason for Condition

1. 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.

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**Background**

Cliff Cottage is situated on the very edge of the settlement known as Ugglebarnby, close to Sleights near Whitby. The property is constructed of natural stone under a slate roof and is traditional in appearance albeit with oversize replacement windows in uPVC. The property has been extended at the rear resulting in a twin pitched property with a valley gutter between the original dwelling and later extension. The property has had a number of unsympathetic alterations made to it but overall, the dwelling is still considered to retain much of its traditional character. To one side (and obscured by the garden boundary treatment) is a standard uPVC conservatory (pentagon shape on plan). At the other side, following a grant of planning permission issued in 2011a flat roof garage has been replaced with a two storey side extension (set well back from the front elevation) providing an integral garage at ground floor and bedroom at first floor.

Planning permission was granted in August 2018 for the construction of a replacement conservatory using natural materials to match the host property, measuring 5 metres by 4.5 metres.

Following clearance of conditions relating to the above application, this application seeks a non-material minor amendment to allow a modest increase in size of the approved conservatory to 5 metre by 5 metres. The development will remain as originally approved in all other respects.

**Main Issues**

The relevant NYM Local Development Framework policies are Development Policy 3 (Design) and Development Policy 19 (Householder Development), together with the advice contained within Part 2 of the Authority's adopted Design Guide.

These policies collectively seek to ensure that development maintains and enhances the special character of the National Park; is sympathetic to the character and appearance of the host dwelling and; should not have an adverse effect upon the amenities of neighbours. This is to be achieved through careful siting, high quality design and appropriate scale, mass and materials.

The main issues are considered to be whether the proposed increase in floor area of the conservatory is compatible with the host property and its wider setting.

The proposed increase in floor area is relatively modest both in relation to the host property and the approved structure. Although a square plan form is unusual for a lean-to structure, overall the proposal is considered to represent an enhancement as a replacement of a standard uPVC structure.

In terms of the wider impact, the property's garden is well screened from the adjacent road and there are no neighbouring properties to the rear or side in the direction of the proposed extension. Consequently, officers are satisfied the proposal will not result in any overlooking or over development of the site.

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**Explanation of how the Authority has Worked Positively with the Applicant/Agent**