

North York Moors National Park Authority

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

Application No. NYM/2018/0738/FL

Proposal: construction of single storey lobby extension, access ramp and boundary fencing

**Location: Fylingdale County Primary School
Thorpe Lane
Robin Hoods Bay**

**Decision Date: 30 January 2019
Extended to:**

Consultations

Director of Planning's Recommendation

Parish – Support – Comment that steps are needed as well as a ramp.

Highways – No Objection

Site Notice/Advertisement Expiry Date – 25 January 2019

Others -

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. PLAN02 Strict Accordance With the Plans/Specifications or Minor Variations
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.
3. MATS09 Brickwork to Match
All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing building unless otherwise agreed in writing with the Local Planning Authority.

Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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. 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

Fylingdales County Primary School is located within the village of Fylingthorpe. The building is a typical modern brick built primary school building. The site does not lie within a Conservation Area.

This application seeks permission for a single storey lobby extension along with an access ramp and boundary fencing. The extension will extend forwards of the principal elevation of the school building and will be clearly visible from a public highway.

The development will improve security and safeguarding issues by introducing a main reception area at the front of the school. The ramp will allow for improved disability access with a controlled entry into the building.

The development will also include the removal of 3 no. trees.

Main Issues

The main planning policies of relevance to this planning application are Core Policy I and Development Policy 3.

Core policy I ensures that developments that provide essential facilities to support the local community are supported by the Authority. The ramp and new reception space are considered necessary facilities for the improvement of security, safeguarding and access.

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.

The single story extension has been designed to match the materials and style of the host building and would improve access to the building. Whilst the Parish Council have requested steps also be included, this is not considered to be a requirement of this proposal.

Therefore, in view of the above, this application is recommended for approval.

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.