

# North York Moors National Park Authority

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

Application No. NYM/2018/0804/FL

**Proposal: construction of replacement porch and dormer window**

**Location: Abbey View  
Sneaton Lane  
Ruswarp**

**Decision Date: 31 January 2019  
Extended to:**

## Consultations

**Parish** – No objections

**Highways** – No objections

**Site Notice Expiry Date** – 31 January 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>Site Plan</td><td></td><td>06 December 2018</td></tr><tr><td>Proposed North West Elevation</td><td>1125/18/10</td><td>06 December 2018</td></tr><tr><td>Proposed North East Elevation</td><td>11251/18/11</td><td>06 December 2018</td></tr><tr><td>Proposed South East Elevation</td><td>11251/18/12</td><td>06 December 2018</td></tr><tr><td>Proposed South West Elevation</td><td>11251/18/13</td><td>06 December 2018</td></tr><tr><td>Proposed Ground Floor Plan</td><td>11252/18/08</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 | Site Plan |  | 06 December 2018 | Proposed North West Elevation | 1125/18/10 | 06 December 2018 | Proposed North East Elevation | 11251/18/11 | 06 December 2018 | Proposed South East Elevation | 11251/18/12 | 06 December 2018 | Proposed South West Elevation | 11251/18/13 | 06 December 2018 | Proposed Ground Floor Plan | 11252/18/08 | 06 December 2018 |
| Document Description          | Document No. | Date Received  |                      |              |               |           |  |                  |                               |            |                  |                               |             |                  |                               |             |                  |                               |             |                  |                            |             |                  |
| Site Plan                     |              | 06 December 2018   |                      |              |               |           |  |                  |                               |            |                  |                               |             |                  |                               |             |                  |                               |             |                  |                            |             |                  |
| Proposed North West Elevation | 1125/18/10   | 06 December 2018   |                      |              |               |           |  |                  |                               |            |                  |                               |             |                  |                               |             |                  |                               |             |                  |                            |             |                  |
| Proposed North East Elevation | 11251/18/11  | 06 December 2018   |                      |              |               |           |  |                  |                               |            |                  |                               |             |                  |                               |             |                  |                               |             |                  |                            |             |                  |
| Proposed South East Elevation | 11251/18/12  | 06 December 2018   |                      |              |               |           |  |                  |                               |            |                  |                               |             |                  |                               |             |                  |                               |             |                  |                            |             |                  |
| Proposed South West Elevation | 11251/18/13  | 06 December 2018   |                      |              |               |           |  |                  |                               |            |                  |                               |             |                  |                               |             |                  |                               |             |                  |                            |             |                  |
| Proposed Ground Floor Plan    | 11252/18/08  | 06 December 2018   |                      |              |               |           |  |                  |                               |            |                  |                               |             |                  |                               |             |                  |                               |             |                  |                            |             |                  |
| 3.                            | MATS10       | The brickwork and roofing tiles of 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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**Reason for Condition(s)**

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|----|--------|---|
| 1. | TIME01 | The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.  |
| 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. | 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 one of two detached bungalows situated adjacent to the Esk Treatment Works to the south of Ruswarp. This application seeks planning permission for the construction of a replacement porch and dormer window.

The adjacent property has previously been granted planning permission for two dormer windows (NYM/2010/0228/FL).

**Main Issues**

The main planning policies of consideration are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

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.

Whilst an additional dormer window on the property would not normally be considered appropriate in other locations within the National Park, in this instance given the relatively isolated location and the existing box dormer on the property, the large catslide dormer window proposed is not considered to have any additional detrimental impacts on the wider landscape. The dormer window on the northwest elevation will look towards the neighbouring property, however it is not considered that this will result in privacy issues as the property is located approximately 10 metres away. The proposed replacement porch is considered to be of an appropriate scale and design for the host property.

No objections have been received in relation to this application. In view of the above, the proposed development 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 and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.