

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Staintondale	App No. NYM/2017/0564/FL
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Proposal: construction of two storey extension with terraced balcony to form annexe accommodation together with first floor balcony to side elevation (part retrospective)

Location: Fair View, Robin Hood Road, Ravenscar,

Applicant: Mr David Jenkins, Fair View, Robin Hood Road, Ravenscar, North Yorkshire, YO13 0ES

Agent: Building Draughtsman, fao: Mr Alwyn Welburn, 88 Hampton Road, Scarborough, North Yorkshire, YO12 5PX

Date for Decision: 03 October 2017

Grid Ref: NZ 497363, 501337

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations – Document No.s Specified (inserts Proposed Extension – Drg.no. A1-1194-W0828 Rev C – 02 October 2017)
3. RSUO09 Family Annexe – Outside Villages (inserts – Fair View, Robin Hood Road)
4. MATS04 Stonework and Roofing Tiles to Match
5. MATS41 Windows – Match Existing

Consultations

Parish - The property has been substantially extended already. However, no objections in principle, but object to the details. The flat roof, balconies and amount of glass are out of keeping with what was a building of traditional appearance and the proposals detract from the character and form of the original building and do not contribute to the character and quality of the environment.

Highways - There is a constructed access to this dwelling and the application to provide the addition of an annexe will not have a detrimental effect on the highway. Therefore no highway objections.

Natural England – No objections

Site Notice Expiry Date - 19 September 2017

Background

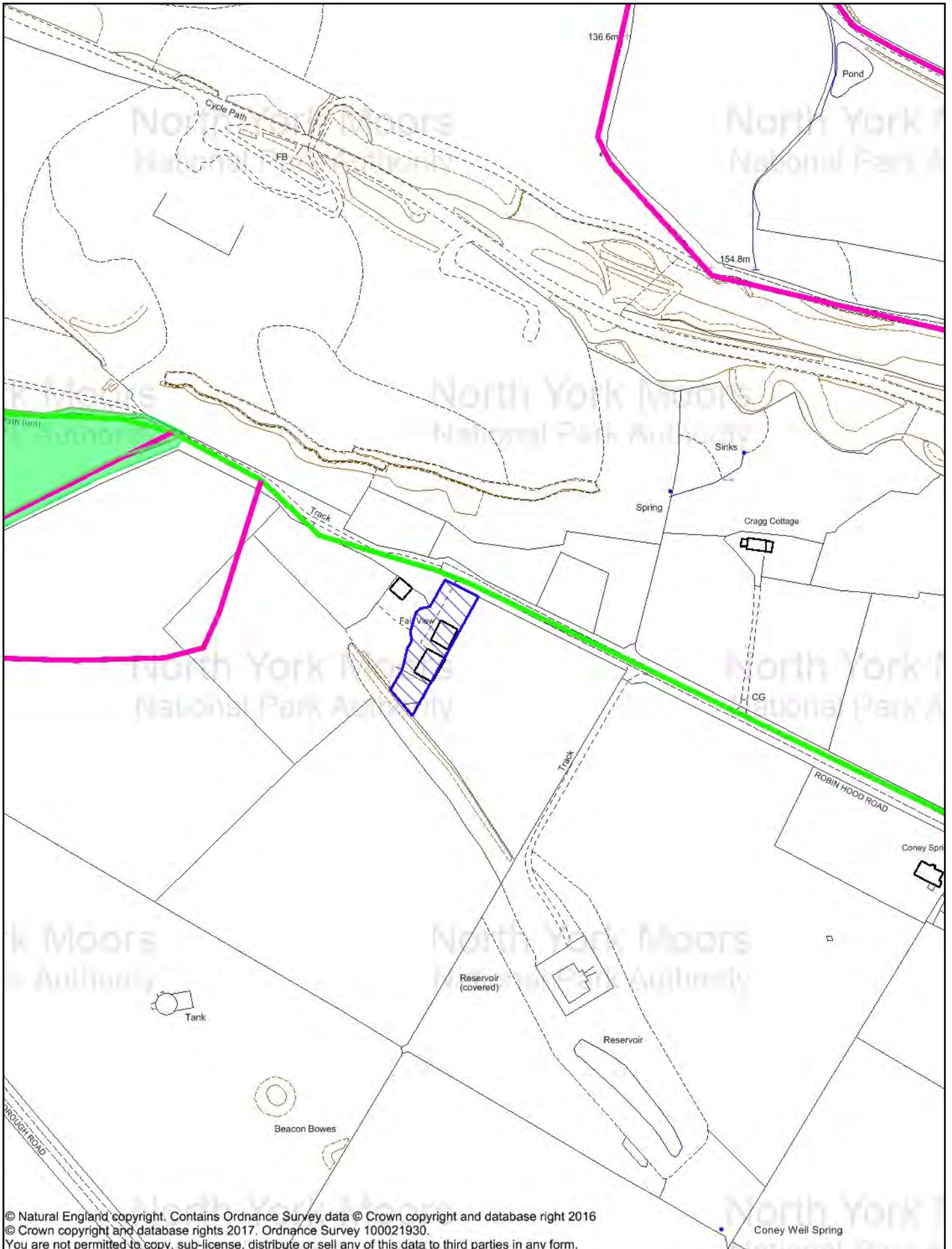
Fairview comprises an extended four bedroom two storey stone and pantile dwelling situated in an isolated location at the western end of the surfaced part of Robin Hood Road in Ravenscar. Immediately to the rear of the house, and at a higher ground level, is a substantial brick outbuilding. To the west of the house, adjacent the access drive is a



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 Authority
 The Old Vicarage
 Bondgate
 Helmsley YO62 5BP
 01439 772700

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Background continued

substantial outbuilding which provides domestic garaging (for horseboxes, cars and a transit van) and workshop space.

Planning permission was granted in 2010 for the construction of a single storey garden room extension on the western end of the house, along with stables to the rear. The single storey extension part of that permission has not been implemented.

This application seeks full planning permission to construct a two storey side extension in the location of the previously approved single storey extension.

The proposed extension would measure 6.3m deep x 4.5m wide but at first floor the extension would only measure 3.1m deep. The ridge of the roof would measure 0.7m lower than the main ridge. At ground floor the accommodation would comprise kitchen/dining area and shower room along with a staircase up to the first floor. The existing lounge within the host dwelling would become the lounge serving the annex. At first floor, one of the existing bedrooms would become the bedroom serving the annex and this would link to the new staircase with kitchenette area that would lead out onto the flat roof created by the ground floor extension, to provide a roof terrace. The roof terrace would be enclosed by a glazed screen, rather than railings.

The extension would be constructed of stone and pantiles to match the existing dwelling.

Main Issues

The main issues are considered to be whether the proposal will significantly detract from the character and form of the host building, and wider landscape setting.

Policy Context

Development Policy 3 of the NYM Local Development Framework affirms that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 19 of the NYM Local Development Framework states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the landscape character and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape. It advises that annexe accommodation should be provided through either extensions to the existing dwelling or through the conversion of outbuildings.

Part 2 of the Authority's adopted Design Guide (Extensions and Alterations to Dwellings) states that it is important that side extensions are narrower in gable width than the main building and with a lower roof height. This retains the architectural integrity of the original building but also ensures that the extension is subservient to the main house. For similar reasons, side extensions should not be as wide as the main building frontage and side extensions which project forward of the main building are unlikely to be acceptable.

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Character and Appearance

The house has been extended to the rear in 2008, but whilst appearing substantial, only increased the size of the dwelling from three bedrooms to four. This proposal would not provide further bedroom accommodation, but would provide additional living space in the form of additional kitchen/dining and bathroom facilities.

A single storey extension has previously been approved in the location of the current proposal and it is not considered that a two storey extension, stepped back as proposed would over dominate the existing dwelling.

The proposals have been amended during consideration of the scheme, with the extension being reduced in size and a balcony at the side being omitted. The extension would contain a flat roof to provide a first floor sitting out area and it is acknowledged that the idea of a glass balcony would not be suitable on most buildings throughout the National Park; however this property is much altered with non-traditional windows and it is not considered that the balcony would detract from the character of the property.

Furthermore, due to the landscape form to the side and rear (rising land and scrubland) around the site and the scale of outbuildings around the property, it is not considered that the construction of a two storey side extension with balcony would over-dominate this property.

The property is isolated and therefore there would be no impact on neighbouring amenity.

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy C10 which seeks to ensure that new development is of a high quality design and conserve and enhance the built heritage.

Conclusion

The proposed development as revised is not considered to detract from the character and form of the host building and would not have an adverse impact on the character of the area and permission is recommended.

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 recommended changes to the proposal including reduction in height of extension and omission of side balcony, so as to deliver sustainable development.