

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Fylingdales

Application No. NYM/2017/0002/NM

Proposal: non material amendment to planning approval NYM/2015/0818/FL to allow the use of aluminium windows and doors together with construction of the base of the verandah in stone with guard rail to be powder coated aluminium and glass

Location: Fairview, Thorney Brow, Fylingthorpe

Decision Date: 31 January 2017

Consultations

Parish -

Highways -

Site Notice Expiry Date - Not required.

Director of Planning's Recommendation

Approval subject to the following condition:

1.	PLAN00	<p>The development hereby approved shall only be carried out in accordance with the specific amendments for a change in window frame material from uPVC to powder coated aluminium; the use of natural stone for the construction of the veranda base and the veranda guard rail to be powder coated aluminium with glass panels as detailed in the submitted application forms and as shown on the following document(s):</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Amended Elevations</td><td>163/32</td><td>23 January 2016</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2015/0818/FL.</p>	Document Description	Document No.	Date Received	Amended Elevations	163/32	23 January 2016
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Amended Elevations	163/32	23 January 2016						

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Background

Fairview is located in an isolated position at Thorney Brow on Fylingdales Moor. The property is not visible from the main road and only the roof can be seen from the access track. The property is detached, is not listed and not within a Conservation Area. There are no immediate neighbours.

Planning permission for the installation of an air source heat pump positioned on the south-westerly elevation was granted in 2014 and planning permission was granted in January 2016 for the construction of a single storey garage with link to the main house; conversion of the roof space to provide 2no. bedrooms and bathroom including to raising of the roof height and installation of 4no. catslide dormers together with alterations to fenestration and cladding the exterior of the property with natural stone.

Work has started on site to implement the 2016 permission and this application seeks approval for a non-material amendments to the scheme concerning the proposed window material and construction method for the base structure of the veranda. The applicant is proposing to install powder coated aluminium windows finished in cream, rather than the originally proposed uPVC. The approved plans show timber support posts and an open sub-area to the veranda, however, as part of this application the agent is specifying stonework to the base.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy document 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 of the Local Development Framework states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage 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 development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling.

The main issues to consider are whether the proposed amendments would be compatible with the host property and are appropriate for its setting.

The existing windows are poorly designed, standard uPVC units. The extant permission included significant improvements to the fenestration pattern and detailing but uPVC was maintained as the specified material. The current proposal to amend the details of the application from uPVC to powder coated aluminium is not considered to result in any adverse effect on the quality or appearance of the scheme. The design of the windows would remain as proposed and approved in the original scheme.

A. Sam
23/11/17

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During the consideration of the original application, it was considered that the creation of a decked area/verandah to the front of the property was not uncommon in situations where the land levels prevent direct access to the front door. The lightweight timber construction ensured that the feature did not overwhelm the host property.

The proposal to use stonework to the base structure will undoubtedly create a more solid appearance but it would better connect the feature with the refurbished property. The applicant has also taken the opportunity to re-consider the proposed construction material of the veranda guard rail in view of the exposed nature of the site. Consequently, it is therefore proposed to revise the timber balustrade to an aluminium frame with safety glass panels. The stonework of the main house would have been visible through the open timber structure previously approved and consequently, the revised construction method is not anticipated to result in any harm to the character or appearance of the host property. Similarly, the use of a glass balustrade is considered in this context, and would complement the appearance of the re-modelled and modernised property.

The Parish Council and Highway Authority have been consulted but no comments have been forthcoming. There being no further comments, approval of the amendments is recommended.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

H. Samson

23/11/17