

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Fylingdales

Application No. NYM/2017/0024/FL

Proposal: variation of condition 2 (material amendment) of planning approval NYM/2012/0754/FL to regularise changes to front and rear elevations of the holiday letting accommodation including construction of 1 no. dormer window

Location: The Grange, Thorpe Lane, Fylingthorpe

Decision Date: 17 May 2017

Consultations

Parish - No objection.

Highways - No objection.

Site Notice Expiry Date - 20 April 2017.

Director of Planning's Recommendation

Approval subject to the following conditions:

1 Use as Holiday Accommodation Only - Inside Villages

The dwelling unit hereby approved shall not be used for residential purposes other than holiday letting purposes. For the purpose of this condition 'holiday letting' means letting to the same person, group of persons or family for period(s) not exceeding a total of 28 days in any one calendar year.

2 Holiday Unit Not Sold or Leased Separately - Inside Villages (insert)

The holiday unit hereby permitted shall form and remain part of the curtilage of the main dwelling known as **The Grange** as a single planning unit and shall not be sold or leased separately from the main dwelling without a further grant of planning permission from the Local Planning Authority.

Reasons for Conditions

1. The site is in a position where the permanent occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the holiday accommodation and main dwelling.

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Date:

17th May 2017

Application Number: NYM/2017/0024/FL

Background

The Grange is a large detached property located on the south-eastern side of Thorpe Lane at the northern end of Fylingthorpe. The Grange is situated in a row of detached properties all of which are of a substantial size with large gardens. The properties are positioned quite close to the road but have their formal 'front' elevation and garden facing away from the road, taking advantage of the sea views to the south-east. Views of the front elevations can be seen from the disused railway which runs parallel with Thorpe Lane at the bottom of the gardens.

The Grange is constructed from a mixture of materials, predominantly white render with dark painted timbers and an attached red brick workshop/store, although some other elevations also have natural stone in their construction. The windows are timber with a black painted finish and the roof is covered with concrete. The shape of the property is very irregular and whilst it is a substantial and imposing building the rear elevation (in full public view) does not display one distinct architectural character. The front elevation has a more formal and symmetrical appearance but cannot be viewed clearly due to mature vegetation within the garden and the distance it is set back from the dismantled railway.

Planning permission for the conversion of the attached utility room, store and workshop building to self-contained one-bedroom holiday accommodation was approved in 2013 involving only minor external alterations.

The applicant ²at the sold the property before implementing the permission and the new owner contacted the Authority to discuss making changes to the scheme. The main revision being the construction of a dormer window on the south-east facing elevation to improve the first floor accommodation. Officers explained that a further application would be required and provided further pre-application advice.

The works have since been completed without having submitted a revised application and therefore this application seeks retrospective permission for the works. The changes include a revised internal layout, the installation of a spiral staircase rather than conventional staircase and the construction of a large pitched roof dormer on the south-east (garden facing) elevation.

Main Issues

The relevant policies to consider with this application are Development Policy 3 (Design) and Development Policy 14 (Tourism and Recreation).

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

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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.

DP14 seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity; where it will make use of existing buildings and where proposals for new accommodation do not have an adverse impact on the character of the local area.

The main issues are therefore considered to be whether the conversion of this part of the property would comply with the requirements of the above policy and in particular ensure that the proposed alterations would not have an adverse impact upon the character of the host property and surrounding area.

As planning permission for change of use had been granted and remained extant, the principle of the application was considered acceptable. Consequently, the main issues to consider are the physical works to the external appearance of the property.

The previous applicant had discounted dormer windows as they were not a feature of the property despite several being evident in the area and on neighbouring properties. However, due to the restricted internal heights of this part of the building, existing design features of the property (i.e. a narrow projecting central gable feature) and the style of dormers on the immediately adjacent property, the current applicant considered that a sensitively designed dormer window was the most suitable option.

The works have been completed and the owners are taking bookings for this modest unit. It is considered that the works are compatible in scale, design and materials with the host property and do not result in any unacceptable level of harm to neighbouring occupiers.

The Parish Council has no objection and no objections have been received from the Highway Authority. No further comments have been submitted as part of the public consultation period and consequently, in view of the above approval 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.

Signature:



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