

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Cloughton

Application No. NYM/2017/0048/FL

Proposal: Alterations, extension, raising of roof height and widening of gable together with construction of retaining wall and erection of summerhouse and log store (part retrospective)

Location: Hayburn Heights, Hayburn Wyke, Cloughton

Decision Date: 12 April 2017

Consultations

Parish – No objections.

Forestry Commission – No objections.

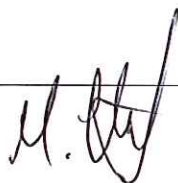
Site Notice Expiry Date – 29 March 2017

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 border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Site layout as proposed</td><td>16020/07</td><td>23 Jan 2017</td></tr><tr><td>Site plan as proposed</td><td>16020/06</td><td>23 Jan 2017</td></tr><tr><td>Proposed lower ground floor & first floor</td><td>16020/05</td><td>23 Jan 2017</td></tr><tr><td>Elevations as proposed</td><td>16020/03</td><td>23 Jan 2017</td></tr><tr><td>Sections & ground floor as proposed</td><td>16020/04</td><td>23 Jan 2017</td></tr><tr><td>Existing outbuildings</td><td>16020/08</td><td>9 Feb 2017</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 layout as proposed	16020/07	23 Jan 2017	Site plan as proposed	16020/06	23 Jan 2017	Proposed lower ground floor & first floor	16020/05	23 Jan 2017	Elevations as proposed	16020/03	23 Jan 2017	Sections & ground floor as proposed	16020/04	23 Jan 2017	Existing outbuildings	16020/08	9 Feb 2017
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3.	MATS04	All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.																					

Signature:



Date:

12/4/17

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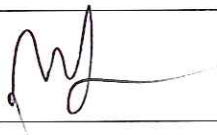
Informative(s)

1.	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
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Reason for Condition(s)

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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.	RSNMATS01	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.

Signature:



Date:

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Background

Hayburn Heights is a substantial detached property built of uncoursed rubble stone under a pantile roof. The property is essentially single storey but owing to the local topography it has a lower ground floor level with an integral garage accessed from the northeast gable elevation. It occupies an isolated position, in a hollow on the east side of the road from Cloughton to Staintondale. It shares the same access for the highway with the Hayburn Wyke Inn.

Planning permission is sought for alterations and extensions to the property to provide additional accommodation for the applicant and his family. The application proposes to raise the eaves of the property by approx. 0.85 metres and widen the front projecting gable which will enable 3 bedrooms to be created in the roof space. It is also proposed to re-model the ground to the front and side of the property to provide a lower ground floor entrance and replace the steps to the front elevation. In addition the application seeks consent for the retention of the summerhouse to the rear of the property and a log store in the field to the front of the property.

Main Issues

The relevant policies of the Core Strategy and Development Policies Document are Core Policy A (Delivering National Park Purposes and Sustainable Development) and Development Policy 19 (Householder Development).

The proposed alterations and extension will preserve the form and character of the original dwelling albeit that the height will be increased. The property from public vantage points will still have the appearance of a bungalow although from within the site the creation of a lower ground floor entrance will give more the appearance of a two storey dwelling. It is not considered that the proposed works will make the property significantly more prominent in the wider landscape and there are no immediate neighbours that would be adversely affected.

The retention of the summerhouse to the rear of the property and the log store to the front is also considered not to harm the character of the wider landscape or the setting of the host property.

As such it is considered that the proposal accords with Core Policy A and Development Policy 19 of the Core Strategy and Development Policies Document and approval is recommended.

Signature:

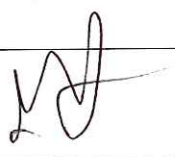


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Explanation of how the Authority has Worked Positively with the Applicant/Agent

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.

Signature: 	Date:
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