

# North York Moors National Park Authority

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

Application No. NYM/2017/0076/FL

Proposal: construction of extensions to dwelling including integral garage, raising of roof height and construction of dormer windows

Location: Green Hills Farm  
Whitby Road  
Robin Hoods Bay

Decision Date: 28 March 2017

## Consultations

Parish – No objections

Highways – No objections

Site Notice Expiry Date – 6 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.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3.	RSUO00	No part of the accommodation hereby approved shall be occupied as a separate independent unit of accommodation and shall remain ancillary to the use of the main dwelling known as Green Hills Farm and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall be used only for members of the family of the occupier of the main dwelling.
4.	MATS03	All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.
5.	MATS00	The roof of the development hereby permitted shall be clad with natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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6.	<b>MATS00</b>	The finish of the walls to be rendered shall be finished in either cream or sandstone colour render with a smooth texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use.
7.	<b>MATS72</b>	The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

**Informative(s)**

1.	<b>MISC INF01 Bats</b>	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.	<b>TIME01</b>	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	<b>PLAN01</b>	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.	<b>RSUO09</b>	The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.
4-6.	<b>MATS01</b>	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.
7.	<b>MATS02</b>	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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Signature:

*A. Maw*

Date:

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**Background**

Green Hills Farm comprises a deceptively modest dwelling, on a more substantial footprint, which is in need of modernisation.

It is located in an isolated and exposed position at the top of Robin Hoods Bay. It is accessed from a stone track opposite Hooks House Farm and the property is set against a backdrop of rising land, overlooking the bay, with some associated farm buildings and land.

The existing dwelling comprises an expansive ground floor area, including two living rooms, kitchen, dining room, two bedrooms and WC. There is also a detached single garage and detached storage building/greenhouse. At first floor there is a main bedroom and bathroom.

The house is of stone construction with a concrete tile roof and brown stained timber windows.

The elevation looking out towards the bay comprises the main two storey element with large dormer window and single storey range to the side.

This application seeks consent to much better utilise the footprint of the existing dwelling by extending up over the single storey range, replacing the detached garage with an attached double garage at the rear and increasing the size of the two storey rear projection. The accommodation that would result would be lounge, family room, bedsit, office, kitchen/dining area and garage at ground floor with 5 bedrooms and bathrooms at first floor.

The existing concrete roof would be replaced with clay pantiles, the brown stained windows replaced with white upvc and the new elevations would be rendered.

**Main Issues**

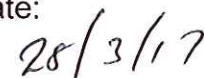
Development Policy 3 of the Local Development Plan seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; 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 LDP 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 and that annex accommodation is ancillary to the main dwelling.

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The proposed extensions, whilst providing significantly improved accommodation would not have a significant impact on the overall bulk of the dwelling. Furthermore, the extension have been designed to be in keeping with the existing property and there would also be significant improvements, in terms of the re-roofing of the property and the replacement of the brown windows with white ones, albeit upvc.

Whilst the extension would be rendered rather than stone faced, it is not considered that this would be out of place, and providing a cream or stone coloured render is used, the resultant property would not be visually intrusive in the wider landscape.

The property has no immediate neighbours and there is ample parking to serve the property.

In view of the above it is considered that the proposal would be in accordance with DP 3 and 19 and approval is recommended.

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

**Approval (No Amendments Required)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

Signature:



Date:

28/3/17