

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Sneaton

Application No. NYM/2017/0102/FL

Proposal: variation of conditions 3 and 5 of planning approval NYM/2016/0791/FL to allow the use of black face brick up to damp proof course and grey roof tiles

Location: 2 Beacon Way, Sneaton

Decision Date: 25 April 2017

Consultations

Parish - No objection.

Site Notice Expiry Date - 30 March 2017.

Director of Planning's Recommendation

Approval subject to the following conditions:

1. **Variation of Condition (insert)**
The development hereby permitted shall be commenced before the 23 December 2019.
2. **PLAN02 Strict Accordance With the Plans/Specifications or Minor Variations**
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.

Reasons for Conditions

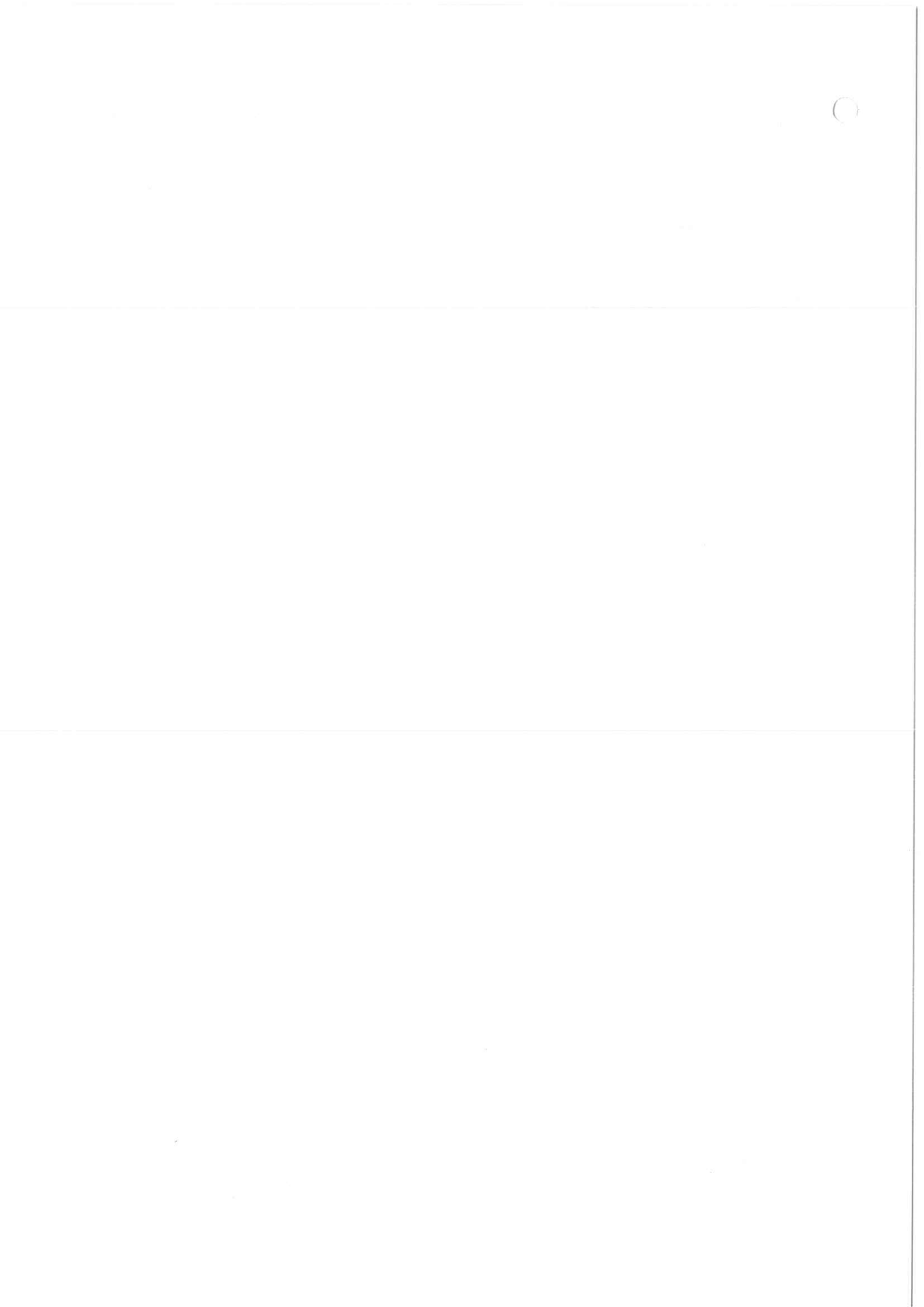
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.

Signature:

A. Khan

Date:

25/4/17



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Background

2 Beacon Way is a detached dormer bungalow located in the small settlement of Sneaton. The property is the first/last property on the south side of Beacon Way, close to the junction with the B1416. The property is slightly set back from the road on an elevated site and following an approved scheme of alterations and extensions in 2016, works are progressing on site. The approved scheme included the construction of additional dormer windows (2no. front facing and 2no. rear facing), the construction of a front entrance porch together with the rendering of all external elevations.

Since starting work on site, the applicant has submitted details of the render which has been approved by Officers and he has also turned his attention to other materials to be used in the development. The replacement windows are to be a dark grey powder coated aluminium which will have a contemporary appearance. In order to carry the contemporary design through, the applicant proposes to re-roof the property using a dark grey coloured pantile (rather than matching the existing poor quality concrete tiles) and also would prefer to use a grey engineering brick for the dwarf walls of the new front porch. These bricks will be under the damp proof course and consequently will perform better than stone.

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).

DP3 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.

DP19 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.

There are a variety of construction materials evident in Sneaton ranging from traditional and historical properties to modern dwellings with little architectural detailing. The immediate setting of No.2 Beacon Way is characterised by similar properties of natural stone, artificial stone, red brick and cement/pebble dash render. Consequently, it is considered that there is scope to alter the facing materials without any serious impact on the character of the area. It is considered that the use of grey engineering brick under damp proof course will have minimal impact on the character of the area but will complement the new materials and character of the dwelling.

The roof works are almost complete and the dark grey tile, albeit an unconventional material for the National Park, is not considered harmful to the character of the area.

Signature:



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The Parish Council has confirmed that they have no objections to the application and no other comments have been received.

In view of the above, the proposed scheme is considered to comply with development policies 3 and 19 of the NYM Core Strategy and Development Policy Document and 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:

A. Mann

Date:

25/4/17