

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Sneaton

Application No. NYM/2017/0123/FL

Proposal: construction of part single/part two storey side extension following demolition of garage

Location: 4 Beacon Way, Sneaton

Decision Date: 12 April 2017

Consultations

Parish - No objection.

Amended Plans - Next meeting is not until 03 May, a consultation with councillors has elicited a response from 2 out of 5 to advise no objection.

Highways - No objection.

Amended Plans -

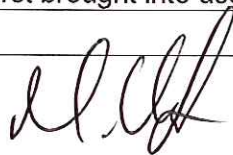
Site Notice Expiry Date - 23 March 2017.

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	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location & Block Plan</td><td>111 01</td><td>15 February 2017</td></tr><tr><td>Proposed Plans</td><td>111 03 Rev A</td><td>15 March 2017</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Location & Block Plan	111 01	15 February 2017	Proposed Plans	111 03 Rev A	15 March 2017
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Location & Block Plan	111 01	15 February 2017									
Proposed Plans	111 03 Rev A	15 March 2017									
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.									
4.	MATS11	No work shall commence on the construction of the walls of the development hereby permitted until details of the texture and paint colour of the render, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority. The rendering and painting shall be completed no later than one month after the development hereby permitted being first brought into use.									

Signature:



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5.	MATS72	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.
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Informatives

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 Conditions

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	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 & 4.	MATS01	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.
5.	MATS02	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:



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Background

4 Beacon Way is a semi-detached dormer bungalow located in the small settlement of Sneaton. The property is located on the south side of Beacon Way, close to the junction with the B1416. The property is set back from the road on an elevated site and is constructed from artificial stone under a concrete tile roof. The property is of simple design and is symmetrical with its attached neighbour with only small differences in door and window design. The property has a large paved driveway and a single garage at the side, set to the rear of the site. There is a very small rear garden with sunken patio and garden shed.

This application seeks full planning permission for the construction of a two storey side extension, matching the proportions of the host property and extending right up to the side boundary with no.2 Beacon Way. The proposed extension included dormer windows to the front and rear together with a single storey front extension/porch. The proposal would provide a new porch, living room, utility and WC at ground floor with bedroom with ensuite at first floor.

Officers raised concern in relation to the size of the proposed extension (in relation to both the host property and its site) and elements of its design. Amendments were requested and a revised scheme has now been submitted which addresses the majority of Officer concerns. The revised plans show a reduced rooflight and dormer to the front elevation together with an improved design to the fenestration pattern of the porch. No reduction to the size of the extension or rear dormer has been made.


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.

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The proposed extension seeks permission to run the ridge height through to match the host property which is not generally encouraged by the Authority. DP19 and the advice contained within the adopted Design Guide recommends that new extensions incorporate a step-down in ridge height and a narrower gable width. However, due to the proportions of the existing dwelling and it's layout, the applicant's agent has verbally explained that it is not wholly practical to include these design features but in accordance with the requirement for new development to respect the host property and have an element of subservience, the proposed dormer has been reduced and amendments have been made to the proposed fenestration pattern. Furthermore, the proposed construction of a front porch should help to improve the existing and fairly plain front elevation.


Officers consider in this particular case that, a continuation of the existing roofline to create the 3.4 metre extension would not adversely affect the character or form of the host property and in all other respects the design of the proposed extension clearly matches the host dwelling.

Although the extension proposes an additional bedroom and would represent the loss of one parking space (within the garage), the Local Highway Authority has assessed the application and confirmed that there would still be plenty of room to park enough vehicles associated with a property of this size on the drive.

The Parish Council has not objected to the proposal and no other comments have been received. The proposed extension is considered to adequately comply with the above policy requirements and 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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