

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2017/0143/FL

Proposal: construction of detached garage

Location: 8 Beechfield, High Hawsker

Decision Date: 09 May 2017

Consultations

Parish - No objection.

Highways - No objection. The garage is to be accessed via an existing footway crossing. The application is not expected to increase the amount of traffic going to and from the property.

Site Notice Expiry Date - 20 April 2017.

Director of Planning's Recommendation

Approval subject to the following conditions:

- Standard Three Year Commencement Date**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 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

- To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 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:



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Background

8 Beechfield is a relatively modern buff brick under tile bungalow situated in a residential cul-de-sac of similar properties in the southern part of High Hawsker. The property is almost directly opposite the access road to Beechfield and has two access drives, one of which already has a standard flat roof single garage in situ.

This application proposes a second garage to be sited on the driveway to the right-hand side of the property of standard design and concrete sectional construction. The proposed garage would be set to the side of the main dwelling, approximately 10 metres back from the road. The proposed garage measures approximately 5.6 metres by 2.5 metres, 2 metres to eaves and 2.4 metres to ridge. It is proposed to be finished with pebble-dashed render with brown roof tiles.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to this application are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

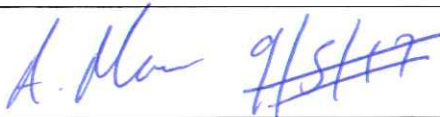
DP3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing, materials and design are compatible with surrounding buildings; that the 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

Although the proposed garage is a standard off-the-peg garage which the Authority's Design Guide seeks to resist, in this setting it is not considered to be unduly harmful to the character of the fairly modern residential area. The host property is a fairly plain buff brick under concrete tile dwelling, set within a cul-de-sac of similar properties. Most dwellings have a garage or similar domestic buildings and there is a range of styles and designs in existence.

The property already benefits from a single garage of flat roof design, located on the south-eastern boundary. The applicant has explained that the drive upon which the existing garage is sited, is not narrow and not very practical. The drive to the north side of the property is wider and much more easily accessed from the road.

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Whilst Officers recommended at pre-application stage for the garage to be sited further back into the site so as to respect the setting of the dwelling and ensure the availability of natural light to existing windows, the applicant has chosen to proceed with the original proposal. The garage would be set back from the front elevation of the host property and away from the neighbouring garage to ensure access to both structures for maintenance.

The Parish Council and Highway Authority have both returned no objections and no other comments have been received.

The proposed single garage is considered to be of a size which is compatible with the site and whilst of a standard design, it is not considered to amount to unacceptable harm in this modern residential area. 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:



Date:

