

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Fylingdales

Application No. NYM/2017/0168/FL

Proposal: construction of 2 no. dormer windows to rear

Location: Rose Tree Cottage, Thorpe Lane, Robin Hoods Bay

Decision Date: 03 May 2017

Consultations

Parish - No objection.

Fylingdales Village Trust -

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 Documentation Submitted or Minor Variations - Document No.s Specified**
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Site Plan & Block Plan	D10965-01 Rev. C	06 March 2017
Existing & Proposed Plans & Sections	D10965-03 Rev. C	21 April 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- The roof of the development hereby permitted shall be clad with traditional, non pre-coloured natural red clay tiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Informative

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.

Signature:



Date:

3 May 2017

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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.
3. 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:

A. Savage

Date:

3 May 2017

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Background

Rose Tree Cottage is an attractive semi-detached Victorian property located on the south side of Thorpe Lane, adjacent to the Fylingdales Inn Public House carpark. The property is located within the Conservation Area but it is not a listed building. The properties along Thorpe Lane are orientated with their formal/principle elevation facing south-east to take advantage of the sea views; the rear elevations face Thorpe Lane. The front elevation of the property can be seen from the adjacent pub carpark and with the exception of some uPVC windows, the property is largely unaltered.

This application seeks full planning permission for the installation of 2no. dormer windows on the south-east facing (principle) elevation. As originally submitted, the scheme proposed 2no. large, pitched roof dormers. Officers raised concern with the size and scale of the proposed dormers which were significantly larger than the first floor windows below. As submitted, the scheme was in conflict with current local planning policy and design advice resulting in a scheme which was considered to dominate the host property, having a detrimental effect on its architectural character.

An amended scheme was requested and both the applicant and agent responded positively to Officers requests and a revised scheme has been submitted. The application now proposes 2no. smaller pitched roof dormer windows with glazed cheeks. The dormers have been positioned in line with the windows below, they are below the ridge height and the windows are smaller than the corresponding first floor windows. The application proposes timber framed two-over-two Victorian sash windows with a matching clay tile roof.

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), together with the advice contained within Part 2 of the Authority's adopted Design Guide.

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.

Signature:



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Part 2 of the Authority's adopted Design Guide recognises that dormer windows are a traditional feature in several parts of the National Park but the detailing varies within and between settlements. However, in general, traditional small scale dormers which are well related to the size, position and glazing pattern of existing windows beneath may be acceptable. Large flat-roof box dormers and dormers incorporating balconies are considered to be inappropriate due to their respective impact on the host dwelling and impact on amenity. The use of dormers on the front elevation will generally be inappropriate unless the street or local area is characterised by existing dormers.

The revised scheme is considered to satisfactorily address the concerns raised by officers and the resultant scheme proposes a pair of traditionally detailed dormers which respect the character and form of the original dwelling and its conservation area setting. The reduced size and position of the dormers relate well to the existing fenestration pattern of the dwelling and the matching materials will help to ensure the works do not appear incongruous.

In terms of impact on neighbouring dwellings, although the proposed dormer will increase the likelihood of overlooking in comparison to the existing rooflights, it is not expected to result in an unacceptable loss of amenity. All immediate neighbours have similar dormer windows so consequently, the works at Rose Tree Cottage are considered to be compatible with the wider area. No comments have been received from neighbouring occupiers.

The Parish Council has no objection to the proposal. In view of the above, approval of the amended scheme 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.

Signature:



Date:

3 May 2017