

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Fylingdales

Application No. NYM/2017/0211/FL

Proposal: erection of replacement porch and construction of a two storey extension at the rear together with erection of a carport and rendering works

Location: High Thorpe, Old Church Lane, Fylingthorpe

Decision Date: 17 May 2017

Consultations

Parish - No objection.

Amended Plans - No planning comment received.

Highways - Recommend conditions.

Site Notice Expiry Date - 26 April 2017.

Director of Planning's Recommendation

Approval subject to the following conditions:

1. **Standard Three Year Commencement Date**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. **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
Location Plan	N/A	21 March 2017
Site Layout Plan	2328:10	21 March 2017
Elevations as Proposed	2328:9 Rev A	08 May 2017
Ground Floor Plan as Proposed	2328:7 Rev A	08 May 2017
Lower Ground Floor Plan	2328:6	21 March 2017
First Floor Plan as Proposed	2328:8	21 March 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. **Render Details**

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:



Date:

7 June 2017

Application Number: NYM/2017/0211/FL

4. Natural Clay Pantiles to be Used

The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

5. Timber Cladding Samples

No work shall commence on the timber cladding of the development hereby permitted until details, including the design and fixing of the timber cladding 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.

6. Black Coloured Rainwater Goods

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.

7. Flues to be Coloured Matt Black

All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

8. Private Access/Verge Crossings: Construction Requirements

Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

- i) The details of the access shall have been approved in writing by the Local Planning Authority in consultation with the Highway Authority.
- ii) Any gates or barriers shall not be able to swing over the existing or proposed highway.

All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Signature:



Date:

7 June 2017

Application Number: NYM/2017/0211/FL

Informatives

1.	<p>Bats</p> <p>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.</p>
2.	<p>Private Access/Verge Crossings: Construction Requirements</p> <p>In relation to condition 8 you are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.</p>

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 to 5. 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.
- 6 & 7. 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.
8. In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

Signature:



Date:



Application Number: NYM/2017/0211/FL

Background

High Thorpe is a relatively modern property located on Church Lane, approximately half a kilometre to the north of Fylingthorpe Village. There are a number of similar detached properties forming a small ribbon of development above the main village. Its immediate neighbour; Outends, has recently been refurbished, including the application of cream render and a small aide extension. Prior to this, the properties were near-identical in their appearance. High Thorpe is a detached property constructed from artificial stone under a concrete tile roof. From the front it has the appearance of a modest bungalow; however, due to sloping site, at the rear the property benefits from a large box dormer window, providing additional living accommodation and further to this is what appears to be a basement or lower ground floor. The property is set on slightly lower ground than that of Outends and benefits from a large back garden with uninterrupted views out to sea. Immediately to the north of the property and its garden is a public footpath, from which views into the site can be obtained.

This application seeks full planning permission for a scheme of works to update and extend the host property. The proposed works comprise a replacement pitched roof timber clad porch; the construction of 2 no. catslide dormers to the front elevation; rendering of the exterior; Re-roofing and removal of existing chimney stacks; the construction of rear extensions to form a utility room, glazed kitchen extension and lounge extension with a terrace in the 'void'; the construction of a carport to the side of the existing garage and general garden/landscaping works. The proposed extensions are proposed to be constructed using vertical timber boarding and all windows and doors are proposed to be replaced using powder coated aluminium. The scheme is the result of pre-application discussions with the aim of improving the current accommodation with a contemporary approach whilst respecting the general design principles of the North York Moors.

Main Issues

The relevant NYM Local Development Framework policies to consider with 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.

Signature:



Date:

7 June 2017,

Application Number: NYM/2017/0211/FL

The existing property may not be regarded as having a traditional appearance or architectural merit which significantly contributes to the character of the area. However, its modest proportions, low height and form complement the topography and wider setting ensuring that the property is not unduly prominent in this rural location.

The proposed alterations aim to update the property and the final result is a dwelling with a much more contemporary feel. The scheme proposes a number of relatively small scale alterations and improvements which cumulatively achieve a higher standard of design and materials in compliance with DP3 (Design). The proposed rear extensions are considered to be of a scale which respects the existing character and form of the dwelling as required by DP19 (Householder Development) together with the advice contained within the Authority's Design Guide. The two rear extensions are of flat roof design which is often resisted. However, by reason of their scale, position and materials, the overall design is considered acceptable. The timber cladding not only introduces a modern design feature but ensures the extensions are subservient in character and the flat roof ensures minimal intervention with the origin dwelling which clearly remains the dominant form.

The proposed dormers on the front elevation have been significantly revised since pre-app discussions, both in terms of their size and design. The traditional catslide design ensures minimal impact upon the host property and streetscene and a further enhancement to the roofscape is the re-roofing works which seek to replace the existing concrete tiles with traditional clay pantiles. The proposed re-rendering works are also considered to be a modest enhancement but notwithstanding the specification details on the plans, it is considered necessary to request a sample of the render by condition. Likewise for the timber cladding which will be clearly visible from the road and adjacent footpath.

As part of the proposal, a modest area of decking is proposed to infill the area between the two rear extensions to be accessed from both the dining room and lounge. The lounge extension runs parallel with southern boundary with the neighbouring property and therefore, affords privacy to both properties.

The neighbouring occupiers at Outends responded to the consultation process and registered an objection to the proposed insertion of a window in the lounge which faced their garden. A further four points were raised for clarification, seeking reassurance that no additional decking or balconies were proposed from the lounge; that there were no plans to use the flat roofs as balconies; that the ridge height is not to be increased and query the height of the lounge extension. These matters were brought to the attention of the applicant's agent who has amended the plans, removing the window in the south-west elevation thus maintaining the current level of residential amenity enjoyed by the neighbour. All other matters were clarified and the amended plans were issued for reconsultation. No further comments were raised but the neighbour has requested to be kept informed of any changes once building work commences.

Signature: 	Date: 
---------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------

Application Number: NYM/2017/0211/FL

The Highway Authority has advised that the existing kerbs are adequate for the extended drive but the existing paving flags should not be driven over. Consequently, it is recommended that a condition be included relating to construction requirements of the driveway.

The Parish Council has no objection to the proposal and no other comments have been raised. The proposed development is considered to be of a scale, design and new materials which are compatible with the host property and its setting. The works are anticipated to enhance the appearance of an otherwise plain dwelling 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.

Signature:



Date:

7 June 2017