



2017/0211

Website: www.northyorkmoors.org.uk

Householder Application for Planning Permission for works or extension to a dwelling. Town and Country Planning Act 1990

Publication of applications on planning authority websites.

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website.

If you require any further clarification, please contact the Authority's planning department.

1. Applicant Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Telephone number:

Mobile number:

Town/City: Fax number:

Country:

Email address:

Postcode:

Are you an agent acting on behalf of the applicant? Yes No

2. Agent Name, Address and Contact Details

Title: First Name: Surname:

Company name:

Street address:

Telephone number:

Mobile number:

Town/City: Fax number:

Country:

Email address:

Postcode:

3. Description of Proposed Works

Please describe the proposed works:

Erection of replacement porch to the front. Erection of two storey extension at the rear. Erection of a carport to the side. Changes to existing external wall cladding and window openings.

Has the work already been started without planning permission? Yes No



4. Site Address Details

Full postal address of the site (including full postcode where available)

House:	<input type="text"/>	Suffix:	<input type="text"/>
House name:	<input type="text" value="High Thorpe"/>		
Street address:	<input type="text" value="Old Church Lane"/>		
	<input type="text" value="Fylingthorpe"/>		
	<input type="text"/>		
Town/City:	<input type="text" value="WHITBY"/>		
Postcode:	<input type="text" value="YO22 4PN"/>		

Description:

Description of location or a grid reference
(must be completed if postcode is not known):

Easting:	<input type="text" value="494117"/>
Northing:	<input type="text" value="505565"/>

5. Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway? Yes No

Is a new or altered pedestrian access proposed to or from the public highway? Yes No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way? Yes No

If Yes to any questions, please show details on your plans or drawings and state their reference number(s):

6. Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application? Yes No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title:	<input type="text" value="Miss"/>	First name:	<input type="text" value="Helen"/>	Surname:	<input type="text" value="Webster"/>
Reference:	<input type="text" value="NYM\2017\VENQ\12942"/>				
Date (DD/MM/YYYY):	<input type="text" value="01/02/2017"/>	(Must be pre-application submission)			

Details of the pre-application advice received:

Thank you for your enquiry and plans received at the National Park Office on 12 January 2017, regarding the above. I have since taken the opportunity to carry out a planning history/constraints check and consider the proposed works. Whilst the property lies outside the main part of Fylingthorpe, it is set within a ribbon of similar modern properties of modest proportions which are punctuated by one or two older, more traditional stone built properties.

The proposed works represent substantial alterations to the property in terms of scale, mass and design. Having regard to Development Policy 19 (Householder Development), I am of the opinion that the proposed changes are not of a size, scale, or design which respect the character and form of the original dwelling. I appreciate that the host property may not be considered by many people to be an attractive traditional dwelling, but it is consistent with those in the immediate vicinity and its low height and form complements the topography and wider setting. Aside from the impact on the character and form of the host property, I am concerned that such a substantial increase in height in close proximity to the road and neighbouring property would result in an overbearing form of development which would also become a prominent feature in the wider landscape.

I regret to inform you that it is my informal Officer opinion that an increase in height and the introduction of dormer windows in the front elevation are unlikely to receive officer support. In terms of increasing the level of accommodation at the property, I would recommend you consider extensions to the rear, which would not have such an impact on the character and form of the host property or the wider area.

It is my informal Officer opinion that the small oak framed carport, as proposed, is likely to receive favourable consideration but have some concerns in relation to the cladding of the exterior using natural stone.

Finally, I can confirm that the installation of replacement windows throughout the property using powder coated aluminium frames would not require planning permission.

I am sorry that I cannot offer full support to the proposals at this stage but I would be happy to consider alternative schemes which are less extensive and which ensure the host property remains the dominant form, in keeping with the character of this area. I trust you appreciate that this letter is an

5. Pre-application Advice

expression of informal Officer opinion only and is given without prejudice to any decision the Authority may issue following consideration of a full planning application.

NOTE - submitted plans have been modified to take account of the above comments.

7. Trees and Hedges

Are there any trees or hedges on your own property or on adjoining properties which are within falling distance of your proposed development?

Yes No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes No

8. Parking

Will the proposed works affect existing car parking arrangements?

Yes No

If Yes, please describe:

additional parking space to be created via carport

9. Authority Employee/Member

With respect to the Authority, I am:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

Do any of these statements apply to you?

Yes No

10. Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

Yes No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact? (Please select only one)

- The agent The applicant Other person

11. Materials

Please state what materials (including type, colour and name) are to be used externally (if applicable):

Doors - description:

Description of *existing* materials and finishes:

white uPVC

Description of *proposed* materials and finishes:

powder coated aluminium

Roof - description:

Description of *existing* materials and finishes:

pantiles

Description of *proposed* materials and finishes:

pantiles to pitched roofs
GRP to flat roofs
glazing to pitched roof

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Walls - description:

Description of *existing* materials and finishes:

artificial stone

Description of *proposed* materials and finishes:

11. Materials

render
western red cedar boarding

Windows - description:

Description of *existing* materials and finishes:

white uPVC

Description of *proposed* materials and finishes:

powder coated aluminium

Are you supplying additional information on submitted plan(s)/drawing(s)/design and access statement?

Yes No

If Yes, please state references for the plan(s)/drawing(s)/design and access statement:

drawings numbered 2328:1 to 2328:10 inclusive

13. Declaration

I/we hereby apply for planning permission/consent as described in this form and the accompanying plans/drawings and additional information. I/we confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.



Date

21/03/2017