

## North York Moors National Park Authority

Borough: Scarborough Borough Council Parish:  
Sneaton

Application No. NYM/2017/0284/FL

Proposal: demolition of existing conservatory and construction of extension with glazed lantern

Location: The Old Rectory, Sneaton

Decision Date: 03 July 2017

### Consultations

Parish - No objection.

Site Notice Expiry Date - 14 June 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	20 April 2017
Plans & Elevations	CB2/17	20 April 2017


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

3. **Stonework to Match**

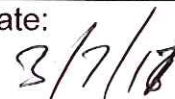
All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.

4. No work shall commence on the development hereby permitted until detailed plans showing the constructional details of all window frames, door frames, external doors and glazing to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening, construction material and finish. The windows and doors shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Signature:



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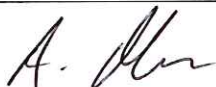
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5. The framework of the roof lantern hereby approved shall be coloured dark grey unless otherwise agreed in writing with the Local Planning Authority.
6. **Black Coloured Rainwater Goods**  
The rainwater goods utilised in the development hereby permitted 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.

**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.
- 4 to 6. 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**

The Old Rectory is an attractive and substantial detached property set some distance back from Beacon Way in Sneaton, next door to the church. The property is a handsome two storey dwelling constructed of stone under a slate roof with extensions of stone and pantile construction forming an 'L-shape' plan. At the rear of the property is a modest garden room/conservatory with white rendered dwarf walls with dark brown framework under a glazed roof. This structure is roughly square and in-fills the right angle of the 'L'.

This application seeks full planning permission for the construction of a replacement single storey rear extension to form garden room, following the demolition of the existing extension. Although only single storey, the proposal requires planning permission due to the arrangement of the host property and the fact the development would extend beyond a wall forming a side elevation.

The application follows pre-application discussions and includes a change in design following Officer comments. The proposal is now presented in the form of a flat roof design with glazed lantern as opposed to a traditional ridge and gable which was considered to result in an excessively wide and uncharacteristic gable. The proposed extension measures approximately 7.3 metres wide by 4 metres and 2.8 metres to the top of the parapet wall with glazed lantern above. The proposed extension would be constructed from stone and uPVC is proposed for the framework, doors and windows.

**Main Issues**

The relevant 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.

The proposed extension has been designed to incorporate set-backs from the existing elevations to achieve a subservient appearance. The revision to a flat parapet roof with lantern also helps to reduce the overall mass of the structure and prevent any encroachment on existing first floor windows.

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The proposed extension is considered to be of an appropriate scale, design and position in relation to the host property and in view of the large garden plot, the extension is of sufficient distance from neighbouring occupiers so as not to have an impact on their residential amenity.

Having regard to materials, it is noted that uPVC is proposed and whilst this would be acceptable on the basis the host property is not listed nor is it within a conservation area. However, due to the current appearance and quality of the dwelling, it is considered that timber framed windows would be more appropriate. It is accepted that the quality of some uPVC units has improved significantly in recent years and therefore a good quality flush fitting style of window would be preferred in this case. Another option which may also be worth considering is powder coated aluminium frames which often result in less chunky appearance with lower maintenance responsibilities. It is therefore recommended that the final material and construction details of the door and window frames be reserved by condition to ensure a good quality scheme as required by Development Policy 3.


Finally, due to the position of the existing two storey extensions at the Old Rectory, the proposed extension is well screened from the neighbouring grade II listed church and therefore, the proposal is not considered to have a detrimental effect on the setting of the heritage asset.

The Parish Council has no objection to the proposal and no other comments have been received. 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:

