

North York Moors National Park Authority

Scarborough Borough Council
Parish: Newholm-Cum-Dunsley

Application No: NYM/2017/0298/FL

Proposal: Construction of a single storey front and side extensions

Location: Orchard House, Mires Lane, Newholm

Decision Date: 27 June 2017

Consultations

Parish -

Site Notice Expiry Date – 14 June 2017

Director of Planning's Recommendation

Approval subject to the following condition(s):

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 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.
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.

Reason(s) for Condition(s)

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.

Page 2

List Number DOP

Application Number: NYM/2017/0298/FL

Signature:



Date:

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Background

This application is for construction of a single storey front and side extensions at Orchard House, Mires Lane, Newholm

The application site is located towards the northern end of Newholm village well screened from the road by well-established hedging. Outline planning permission for the erection of the dwelling and garage was allowed on appeal in December 1993 and a subsequent reserved matters application allowed in March 1998.

The property comprises a one and half storey three bed dwelling of relatively modern construction i.e. rockface stonework, red interlocking pantiles, dormer windows and a modern style conservatory.

Planning permission is sought to replace the existing conservatory with a larger garden room incorporating a small pool on the side (south) facing elevation. The proposal externally measures 7.16 metres in length and 5.38 metres wide with a lantern style roof, a solid back wall and glazing to the remaining three sides. The proposal reaches 3.65 metres high.

A second extension to the west elevation is proposed to create a lounge area measuring 4.37 metres deep and 4.55 metre wide with a lantern roof reaching 3.45 metres high. Both extensions take on a similar format.

No comments have been received in relation to the statutory consultation exercise.

Main Issues

Development Policy 3 of the NYM Core Strategy and Development Management Policy Documents states that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 19 of the NYM Core Strategy and Development Management Policy Documents states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

The character of the properties along Mires Lane is essentially that of modern houses and bungalows with little conformity of materials.

The host building is a modern property built in a spacious plot with no particular vernacular street pattern and no neighbour impact. The proposal is for 2 no. extensions that are not considered to be out of character with the host dwelling and in view of the existing well established screening would not unduly affect the amenity of neighbouring residents.

Signature: 	Date: 26 June 2017.
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The design is relative to the house as it would remain the dominant form. The extensions take on a large 'boxy' form however in view of the substantial domestic curtilage they will not look out of context and have been designed so as to appear subservient to the host building. Large area of glazing further increases the sense of space and openness about the site.

Neither the dwelling nor the proposed development will be seen in the context of the streetscene and on balance it is considered that the proposal replace the existing conservatory with a garden room and a lounge extension on the west part of the house will not detract from the character and appearance of the host building or the surrounding landscape. In this respect the proposal is considered to be in accordance with Development Policy 3 and 19 of the NYM Core Strategy and Development Management Policy Documents.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirm that the development is likely to maintain the economic, social and environmental conditions of the area.

Signature: 	Date: 26 June 2017.
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