

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Aislaby

Application No. NYM/2017/0323/NM

Proposal: non material amendment to planning approval NYM/2017/0020/FL to allow replacement porch and internal alterations

Location: The Croft, 6 Main Road, Aislaby

Decision Date: 05 June 2017

Consultations

Parish -

Others -

Director of Planning's Recommendation

No objection subject to the following condition:

1. Non Material Condition
The development hereby approved shall only be carried out in accordance with the specific amendment(s) to allow replacement porch and internal alterations as shown on the following document(s):

Document Description	Document No.	Date Received
Full set of plans		25 May 2017

The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval (insert).

Informatives

- | | |
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| 1 | <p>Bats
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> |
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Signature:

A. Man

Date:

5/6/17

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Background

The Croft is a detached property located on the Main Road through Aislaby. It occupies an end plot and has a garage attached to the rear which is access up a side road which also provides access to a number of other properties to the rear in covered barns and on new build plots.

The existing garage is in need of renovation and the original application sought approval for these works and to then use it as part of the domestic property. The garage doors were proposed to be replaced with timber doors with sections of full length glazing in them and existing stone work will be repaired using existing stone from the site. To the front the windows will be replaced and the porch will be removed. There is no planning history attached to the property, however there are a number of small extensions to the side and rear linking the original building to the adjacent outbuildings. The approved application will remove these extensions but will replace them with a similar roof pattern, extending the footprint slightly to the rear, however retaining enough space externally for a small curtilage area including a storage shed and parking for two cars.

The general refurbishment works to the house include the removal of one chimney and refurbishment of another. Rooflights are proposed in the east facing elevation which is not visible from the Conservation Area and these are therefore considered to be permitted development. Timber cladding is proposed to be used on the north wall of the kitchen extension to the rear which will tie in with the detailing on Hedgehog Barn opposite.

This application is for a Non Material Minor Amendment application to the above approval. The applicant now wishes to remove a leanto porch area to the side elevation which is visible from the Conservation Area and replace it by continuing the form of the existing outbuilding beyond it to the rear further forward. The application will also even out a kick in the pitch of the roof of the outbuilding and proposes the installation of two rooflights on the westerly facing elevation (not visible from the Conservation Area). Internal alterations include widening of the opening from the lounge to the kitchen and also relocating the fire exit into a full length glazed window which will now become a door.

Main Issues

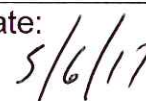
Core Policy G of the Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

Development Policy 4 of the Local Development Framework seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

Signature:



Date:



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Development Policy 19 of the LDF 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 and the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling.

The proposed scheme renovates a property in a prominent position which will improve its visual appearance and bring the living standards internally up to a modern level. The application involves works to the windows and front porch which will be applicable for a Conservation Area grant due to the resulting benefits to the wider Conservation Area.

As now amended the alterations proposed under this application are considered to be acceptable in accordance with the proposed conditions and the Building Conservation Officer is also happy with the amendments too.

The alterations proposed are considered to form a suitable renovation and extension of the existing property in line with Core Policy G and Development Policies 4 and 19 as well as the general principles of the Authority's Adopted Design Guide and therefore application is recommended for approval.

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 recommended changes to the materials and detailing of the proposal, so as to deliver sustainable development.

Signature: <i>A. Mori</i>	Date: <i>5/6/17</i>
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