

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Aislaby

Application No. NYM/2017/0338/FL

Proposal: erection of a single storey rear extension (part retrospective)

Location: School Farm, Main Road, Aislaby

Decision Date: 17 July 2017

Consultations

Borough/District -

Parish – No objections

Highways – No objections

Advertisement Expiry Date – & July 2017

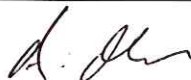
Others –

The following people all support the application for one or more of the comments listed below:

P Dowson, 58 Main Road, Aislaby
J & P McAuley, Wood End House, Main Road, Ailsaby
G & E Henderson, 78 Main Road, Aislaby
P Skinner, 52 Main Road, Aislaby
D Harrison, 3 Egton Road, Aislaby
A De Villeay, Cragside Cottage, 18 Egton Road, Aislaby
Rev & Mrs Bailey, Cragside Cottage, 18 Egton Road, Aislaby
SA Dobson, 62 Main Road, Aislaby
J Benson, New House, Main Road, Aislaby
W Benson, New House, Main Road, Aislaby
P & C Wilson, 9 Main Road, Aislaby
P & C Craven, 22 Egton Road, Aislaby
A & B Varney, Hedgehog Barn, Aislaby
M Garbutt, 12 Egton Road, Main Road, Aislaby
D Middleton, 33 Main Road, Aislaby
R & C Hare, 21A Woodleigh Lodge, Aislaby
G Harrison, 6 Egton Road, Aislaby
T & B Bennett, The Orchard, Main Road, Aislaby
M Mothersdale, 82 Main Road, Aislaby

- The extension is in keeping with the existing farmhouse.
- The extension is to the rear and is not visible from the road.
- The extension does not affect any neighbouring property
- The extension does not visually detract from the Conservation Area
- The rear extension is a vast improvement on the previous structure

Signature:



Date:

7/7/17

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Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME00	The development shall be commenced within 6 months and completed within 12 months of the date of this permission.						
2.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Proposed Plans and Elevations</td> <td>D11154-04 Rev D</td> <td>11 May 2017</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Proposed Plans and Elevations	D11154-04 Rev D	11 May 2017
Document Description	Document No.	Date Received						
Proposed Plans and Elevations	D11154-04 Rev D	11 May 2017						
3.	MATS00	No work shall commence on the construction of the roof of the development hereby permitted until details of the roof sheeting, including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof sheeting used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.						

Informative(s)

1.	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.
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Reason for Condition(s)

1.	RSN TIME04	To ensure that the unacceptable impacts of the existing development are adequately addressed within an appropriate time frame and to allow the development to be retained in an environmentally acceptable condition and to accord with NYM Core Policy A.
2.	RSN PLAN01	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.	RSN MATS	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.

Signature: 	Date: 7/7/17
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Background

The main dwelling at School Farm, Aislaby is located within the centre of Aislaby village Conservation Area and is a Grade II Listed building. The property is a tradition stone and slate farmhouse with an attached pantile barn which is now used to store building materials in.

This application is for part retrospective works to construct a rear extension to accommodate a large boot room and down stairs WC. The extension measure 3.5m deep and 5.2m wide and has presently been constructed without permission with a pitched slate roof.

Following discussions with the Authority's Building Control Officers with regard to the unauthorised works this application has been submitted to try to reduce the height and mass of the extension. A lean-to roof has therefore been proposed which will be clad with black corrugated sheets to reflect the appearance of the original building which was removed to construct the unauthorised extension. Alterations are also proposed to the window arrangements to achieve a more subservient appearance.

Main Issues

The main issues to consider under this application are the impact of the proposed extension on the Listed Building and surrounding Conservation Area.

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.

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.

Development Policy 5 of the Core Strategy and Development Policies Development only permits extensions or changes of use of a Listed Building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the listed building.

As an unauthorised extension has already been constructed on this Listed Building, the Building Conservation Officers have negotiated a scheme at pre-application stage which is felt to reflect the original form and style of extension whilst meeting the additional requirements of the applicant. The amended scheme with its monopitch roof, low eaves and simple fenestration is considered to reflect the simple architectural appearance and is therefore considered to be acceptable compromise without having an adverse impact on the Listed Building or the surrounding conservation area.

Signature: 	Date: 7/7/17
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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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

Signature:



Date:

7/7/17