

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Aislaby

Application No. NYM/2017/0374/FL

Proposal: extensions and alterations including raising of eaves height and ridge

Location: 21 Egton Road, Aislaby

Decision Date: 17 July 2017

Consultations

Parish – No objection

Highways -

Site Notice/Advertisement Expiry Date – 29 June 2017

Others –

A Dean, 26 Egton Road, Aislaby

I am concerned that within a village consisting of brick and sandstone, how will a white or cream rendered property fit in?

The building height needs to be in line with the other properties in the immediate vicinity on the valley side of the road.

The trees on site need further consideration.

J Storey, 21 Egton Road, Aislaby

The works should improve the house and is generally welcomed. I do however have concerns with regard to the increased parking area and the drainage from it. My concern is that surface water runoff has the potential of causing further erosion to the land which slopes down onto my property. The erosion has already partially undermined the foundations of the garage at 21 and previously damaged my own surface water drains. Suitable drainage must be included to prevent this risk which is compounded by run off from the highway in severe weather.

Lieutenant Commander MF King RN, 20 Egton Road, Aislaby

The walk from Aislaby Church to Egton is one of the most lovely and iconic in North Yorkshire. What makes it so are the unparalleled views of the Esk Valley.

The view is uninterrupted from just past the Church all the way to Egton and is enjoyed by thousands of walkers, rambling clubs, cyclists and motorists. A key stopping place to admire the whole panoply is from the road, overlooking the roof of No21.

It cannot be a coincidence that the roof heights of all the houses, South Side of Egton Road, from the Church onwards, are restricted to near road level; thus providing continuity to this glorious and uplifting sight.

It seems an act of vandalism to make any exception and permit what in the circumstances could only be regarded as an eyesore.

Since I live in No.20 Egton Road, my objection could be construed as vested interest. This is decidedly not the case for two reasons: residing high up on the opposite side of the road, my own view will not be substantially changed and at the age of 94, I would not suffer for very long anyway.

I assure you I am objecting in the public interest, in which I do have a share, and a vested interest in preserving a most beautiful part of our County.

Signature:



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Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from 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 border="1" 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 Block Plan</td> <td>D11080-08 Rev A</td> <td>20 June 2017</td> </tr> <tr> <td>Proposed Block Plan</td> <td>D11080-09 Rev A</td> <td>20 June 2017</td> </tr> <tr> <td>Proposed Elevations</td> <td>D11080-07</td> <td>19 May 2017</td> </tr> <tr> <td>Proposed First Floor Plan</td> <td>D11080-06</td> <td>19 May 2017</td> </tr> <tr> <td>Proposed Ground Floor Plan</td> <td>D11080-05</td> <td>19 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 Block Plan	D11080-08 Rev A	20 June 2017	Proposed Block Plan	D11080-09 Rev A	20 June 2017	Proposed Elevations	D11080-07	19 May 2017	Proposed First Floor Plan	D11080-06	19 May 2017	Proposed Ground Floor Plan	D11080-05	19 May 2017
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3.	CDLB00	This permission has been granted in accordance with the details specified in the survey prepared by BHD Partnership received on 19 May 2017 and the plans detailing the extent of the original building to be retained received on the 19 June 2017. More extensive works of demolition and rebuilding that does not accord with these details may render the permission invalid and may require a further grant of planning permission from the Local Planning Authority.																		
4.	MATS11	No work shall commence on the construction of the walls of the development hereby permitted until details of the texture and paint colour of the render, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority. The rendering and painting shall be completed no later than one month after the development hereby permitted being first brought into use.																		
5.	MATS28	No work shall commence on the timber cladding of the development hereby permitted until details, including the design and fixing of the timber cladding including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.																		
6.	MATS21	No work shall commence on the construction of the roof of the development hereby permitted until details of the type of slate, 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 slate used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.																		

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7.	DRGE00	No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.
8.	LNDS06	<p>No work shall commence to clear the site in preparation for the development hereby permitted until protective fencing to form a Tree Protection Zone has been installed around each tree or tree group to be retained, unless otherwise agreed in writing with the Local Planning Authority. The fencing shall comprise a secure vertical and horizontal framework of scaffolding supporting chestnut paling or chain link fencing no less than 1.3 metres in height (or of a specification to be agreed) and shall be positioned at a distance from the trunk as set out in accordance with guidance given in British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. No excavations for services, storage of materials or machinery, parking of vehicles, depositing or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as a Tree Protection Zone.</p> <p>The protective fencing around each Tree Protection Zone shall not be removed or repositioned for the full duration of the development hereby approved without the prior written consent of the Local Planning Authority.</p>

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 TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
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 CDLB00	In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a new dwelling unit has not been considered in line with NYM Core Policy J and Development Policy 21.
4 & 6.	RSN MATS01	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.
5.	RSN MATS02	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.
7.	RSN DRGE01	To avoid pollution of watercourses and to comply with the provisions of NYM Development Policy 1, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.
8.	RSN LNDS02	In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.


Background

21 Egton Road is a brick and pantile bungalow in need of renovation, located to the south of Egton Road with views out across the valley to the South.

This application seeks permission for the significant remodelling of the property including alterations and extensions, raising of the eaves and roof height and also changing the external materials to render and timber cladding. As part of the scheme the adjacent parking area will also be altered and increased so that cars are able to turn and exit in a forwards gear.

The application seeks extensions which will convert the dwelling from a modest 2 bedroom property to a 4 bedroom property with two ensuites and a dressing room and a large open plan kitchen/living space at ground floor.

The proposed design has a modern appearance with rendered walls and large areas of glazing and timber cladding with a slate roof. Within the roofslope on the southern elevation 3 dormer windows are proposed along with a two storey glazed elevation.

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Main Issues

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; the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling and that annexe accommodation is ancillary to the main dwelling and will remain under the control of the occupier of the main dwelling.

Development Policy 21 of the Local Development Framework Policies states that the replacement of existing dwellings outside the main built up area will only be permitted where residential use has not been abandoned, the building is in an unsatisfactory state of repair or lacks basic amenities and its replacement would enable an unsatisfactory dwelling which is incongruous in the landscape to be replaced by one which makes a positive contribution to the character of the area, and where the replacement dwelling is in the same position and of similar floor area, volume and scale. All replacement dwellings will be restricted to local occupancy as defined in Core Policy J.

The existing building on site is not considered to be of any architectural merit and is in need of significant investment. The scale of the extensions are considered to accord with the requirements of Development Policy 19 and the raising of the roof by 1.6 metres is still considered to be appropriate for the setting, relationship to the neighbouring property and in relation to the views of the properties on the opposite side of the road which look out across the ridge of the existing building.

There are TPO-ed trees on the site which have been considered and are unaffected by the proposal. A root protection plan has been proposed with the application to ensure that the construction works do not have an adverse impact on the trees.

Whilst there are no concerns with regard to the scale, massing and design of the building now proposed, the information originally submitted with the application did not offer any assurance that a sufficient amount of the original fabric will be retained so that the proposal would not constitute a replacement dwelling as proposed previously discussed at pre-application stage.

To confirm that the applicant wished the proposal to be considered as extensions and alterations rather than a replacement dwelling a plan has been submitted and conditioned along with a structural survey showing the fabric of the existing building is to be retained and that it was capable of being incorporated into the proposed scheme. The applicant has been advised at pre-application stage that if it becomes apparent during construction that the fabric of the original building is not capable of being retained then a new application would have to be submitted and would attract a Local Occupancy Restriction.

Whilst this application will introduce a new style of dwelling into this location it is not considered to be out of context given the other 1970's style brick and concrete pantile properties which overlook the site from the opposite side of the road.

The proposal is considered to accord with the requirements of development Policy 19 and approval is recommended in accordance with the Conditions proposed.

Signature:



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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:

17 June 2017