

North York Moors National Park Authority

Borough: Scarborough Borough Council (North)
Parish: Newholm-Cum-Dunsley

Application No. NYM/2017/0380/FL

Proposal: alterations to existing dwelling including construction of front porch, reconstruction of garage and two front and three rear dormer windows

Location: Linden Lea, 7 Linden Lane, Newholm, Whitby

Decision Date: 31 July 2017

Consultations

Parish - No objection.

Site Notice Expiry Date - 13 July 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 | D11117-01 Rev B | 23 May 2017 |
| Proposed Elevations | 11117_05 Rev F | 23 May 2017 |
| Proposed Floor Plans | 11117_04 Rev F | 23 May 2017 |

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

3. Render Details

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.

4. Roof Tiles to Match Existing

The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.

Continued (conditions)...

Signature:



Date:

28/7/17.

Application Number: NYM/2017/0380/FL

Conditions continued...

5. 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.

Informatives

| | |
|----------|--|
| 1 | <p>Bats</p> <p>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> |
|----------|--|

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 & 4. 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. 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:



Date:

28/7/17.

Application Number: NYM/2017/0380/FL

Background

Linden Lea is a relatively modern detached bungalow situated on Linden Lane a residential cul-de-sac in Newholm near Whitby. It is a fairly simple ridge and gable design with an attached flat roofed single garage on the west (side) elevation, a single storey hipped roof extension to the east (side) elevation and a further flat roof rear extension into the garden. The property has little architectural character or detailing and is finished with a yellow ochre coloured render under double roman tile roof.

Linden Lane contains a mixture of house types but mainly comprises pairs of semi-detached houses and dormer bungalows and displays a varied range of construction materials.

Linden Lea is the only detached property and is located to the north side of the Lane, occupying a generous corner plot with Howlgate Lane bounding the east and northern boundaries of the garden but at a significantly lower level. Due to the change in levels at the rear of the site, views of the property are extremely limited from Howlgate Lane. However, the property is clearly visible from Linden Lane.

This application follows a pre-application submission and aims to address the advice given by officers prior to this formal submission. The current proposal seeks full planning permission for alterations, extensions and the insertion of dormer windows in order to improve the design of the property together with the accommodation it provides. The scheme includes a first floor extension over the existing garage (matching the existing proportions of the host property), the construction of a front porch, the construction of 2no. front and 3no. rear pitched roof dormers, re-rendering works in a cream colour together with replacement windows in grey aluminium throughout. The aim of the project is to create a lighter and more spacious property for family living.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policies Document 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.

| | |
|---|------------------|
| Signature:  | Date: 28/7/17 |
|---|------------------|

Application Number: NYM/2017/0380/FL

The proposed works do represent fairly substantial alterations and remodelling of the host property however, the existing roof height and proportions of the property will, in the main, be maintained. The first floor extension over the existing garage will bring the built form closer to the neighbour (Bay View) to the west however, on the basis that Bay View does not have any first floor windows in the gable elevation and none are proposed for the extension, it is not anticipated that the proposal will cause unacceptable harm to the current level of residential amenity.

The proposed dormer windows are required to improve head room at first floor and have been reduced in number from the original pre-application submission. Whilst the adopted Design Guide resists front facing dormers, other properties on Linden Lane already have dormer windows, of either flat roof or catslide design. The proposed pitched roof dormers are considered to be compatible with the host property and they have been sensitively positioned within the central third of the roof slope. In terms of materials, it is proposed to match the main dwelling with the cheeks rendered and roof pitches clad in pantiles to match the main roof.

The proposed porch is large but it is considered to be compatible with ^{the} proportions of the main dwelling. Furthermore, together with ^{the} proposed dormer windows, it is considered to add character and a higher quality of architectural design to this relatively prominent property.

The property is currently rendered and finished with an unusual yellow/ochre colour which is not very common in the National Park. Linden Lane does not have an overriding building material and elevations range from natural stone, timber cladding and pale render. Consequently, the proposal to re-render using a pale cream is considered to represent an enhancement to the property. It is not located within a conservation area and has full permitted development rights intact, therefore the proposed changes to the windows are regarded as permitted development (as are the internal alterations).

The Parish Council has no objections to the scheme and no other representations have been submitted. The scheme is considered to represent an enhancement to the character and appearance of the host property and the alterations and extensions are considered to be compatible in size and scale with the host property and its setting. The proposal is therefore considered to comply with the requirements of Development Policies 3 and 19 of the NYM Core Strategy and Development Policies Document and 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:

A. Savage

Date:

28/7/17,