

North York Moors National Park Authority

District/Borough: Scarborough Borough Council (North) Parish: Fylingdales	Application No. NYM/2017/0397/FL
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Proposal: construction of a conservatory to west gable end

Location: Howdale House
Browside
Fylingthorpe

Decision Date: 04 August 2017

Consultations

Parish – No objections

Site Notice Expiry Date – 7 July 2017

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"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed plan view</td><td>WJN015</td><td>7 June 2017</td></tr><tr><td>Proposed plan elevation</td><td>WJN001</td><td>7 June 2017</td></tr><tr><td>Proposed front elevation</td><td>JWN0112</td><td>28 June 2017</td></tr><tr><td>Proposed gable elevation</td><td>JWN001</td><td>28 June 2017</td></tr><tr><td>Proposed rear elevation</td><td>JWN001</td><td>28 June 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 plan view	WJN015	7 June 2017	Proposed plan elevation	WJN001	7 June 2017	Proposed front elevation	JWN0112	28 June 2017	Proposed gable elevation	JWN001	28 June 2017	Proposed rear elevation	JWN001	28 June 2017
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Proposed gable elevation	JWN001	28 June 2017																		
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3.	MATS03	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.																		

Signature: 	Date: 31/7/17
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Informative

MISC INF09 PROW to be Kept Free From Obstruction at all Times (insert)

Please note that the footpath/track situated to the **west** the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.

Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	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.	MAT01	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.

Background

Howdale House comprises a traditional stone under pantile farmhouse located in an elevated position approximately 1.5km to the east of the A171 near the Flask. It is accessed along a long single width track and is accessed through the farmyard of the adjacent farm. A public footpath runs along the western side of the house.

Planning permission is sought to construct a gabled conservatory on the western gable of the dwelling, utilising parts of an existing wall.

The conservatory would measure 4.2m deep x 5.9m deep and would be designed with simple framework with the glazing bars giving a vertical emphasis. The details of the framework arrangements have been amended during consideration of the application in order to achieve an improved design.

Signature:



Date:

31/7/17

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Main Issues

Development Policy 3 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 and design are compatible with surrounding buildings; that the standards of design are high; 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.

Development Policy 19 of the LDP 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 and that annex accommodation is ancillary to the main dwelling.

The proposed conservatory is considered to be well designed, and in keeping with the host dwelling in terms of both scale and design.


Whilst the conservatory would be visible from the public footpath, it would not have a detrimental impact on the locality or cause any obstruction to the right of way.

In view of the above, approval is recommended.

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

Approval (Amendments Requested and Received)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including fenestration details so as to deliver sustainable development.

Signature: 	Date: 31/7/17
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