

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Darncombe-Cum-Langdale End

Application No. NYM/2017/0448/FL

Proposal: construction of first floor extension over existing conservatory

Location: 5 Darncombe Bungalows
Langdale End

Decision Date: 14 August 2017

Consultations

Parish – No objections

Highways -

Site Notice Expiry Date – 19 July 2017

Director of Planning's Recommendation

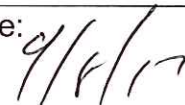
Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3.	MATS00	The external elevations and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
4.	MATS41	All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Signature:



Date:



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Informative(s)

1.	MISC INF01 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.
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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.	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.
4.	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.

Background

This application relates to a modest, semi-detached property in the small hamlet of Darncombe comprising of around nine properties, which are all of similar design with dark stained shiplap boarding to the exterior and steep roof slopes. The properties occupy substantial plots on rising ground with vehicular access to the rear along a single track.

No. 5 comprises the southern half of a pair of properties and full planning permission is sought to construct a pitched, gabled roof extension over an existing conservatory which was originally granted planning permission in 2008. The proposed extensions would create an additional bedroom and upstairs bathroom and it is also proposed to clad the conservatory in timber to reduce the amount of glazing.

Signature: 	Date: 
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It is proposed to inset one roof light in the existing front roofslope and insert a large first floor window in the new gable end.

The roof and elevations would be clad in materials to match the main dwelling.

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 NYM Local Development Framework is supportive of proposals for development within the domestic curtilage provided that the scale, height, form, position and design would not detract from the setting of the original dwelling and it would not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

The proposed extension has been well designed to be in keeping in both terms of scale and materials with the host dwelling. It would not result in unacceptable levels of overlooking to neighbouring properties and would actually be more in keeping than the existing conservatory.

In view of the above, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (No Amendments Required)**

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: 
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