

## North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(North)  
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2017/0484/FL

**Proposal: installation of dormer windows together with construction of front porch**

Location: Fern Hill  
Low Hawsker  
Hall Farm Road  
Whitby

Decision Date: 28 September 2017

### Consultations

**Parish** – No objections but one of the conditions should be that the back dormer window must have frosted glass because it's going to be a bathroom and overlooks a neighbour.

**Site Notice Expiry Date** – 19<sup>th</sup> September 2017

### Director of Planning's Recommendation

Approval subject to the following conditions:

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.	GACS14	The dormer window in the rear elevation of the development hereby approved shall not be glazed other than with obscure glass and shall be maintained in that condition in perpetuity.

### Informative

1.	<b>MISC INF01</b> 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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25/9/17

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**Application Number: NYM/2017/0531/FL**

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### Reason for Conditions

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.	GACS01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.

### Background

Fern Hill is located at the western end of the main street in Low Hawsker and comprises a modest detached artificial stone and pantile bungalow located adjacent a semi-detached two storey house.

Low Hawsker comprises a number of relatively modern bungalows, but there are not many with dormer windows. However, the house opposite this property does have.

This application seeks full planning permission for the construction of two modest sized front dormers and a single rear dormer to enable two bedrooms and a bathroom to be provided in the roof space.

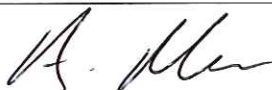
The dormers are proposed to be of standard 'box' design, set back from the eaves and dropped from the ridge.

### Main Issues

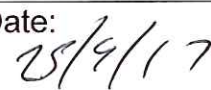
The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

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.

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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.

The main issues are therefore considered to be whether the proposed dormers are commensurate with the host property and surrounding area and whether the proposals would harm the amenities of neighbouring properties.

Whilst not many of the properties have dormer windows, the windows proposed would not dominate the roof slope and are in proportion with the scale of the roof.

The neighbouring dwelling is set back from the road so there could potentially be a level of overlooking from the rear dormer, consequently it is recommended that this bathroom window have obscure glazing.

The Parish Council has no objection to the proposal, subject to the obscure glazing and no other comments have been received. In view of the above, 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:



Date:

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