

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Newholm-Cum-Dunsley

Application No. NYM/2017/0488/FL

Proposal: erection of a first floor balcony and installation of uPVC french doors to side elevation

Location: 1 Newholm Green Farm, Back Lane to Guisborough Road, Newholm

Decision Date: 18 September 2017

Consultations

Parish -

Site Notice Expiry Date - 31 August 2017.

Director of Planning's Recommendation

Approval subject to the following conditions:

- Standard Three Year Commencement Date**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 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	N/A	06 July 2017
Proposed elevations	N/A	15 September 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- No work shall commence on the installation of the Juliet balcony balustrade until full details of the design, materials, finish and height of the balustrade have been submitted to and approved in writing by the Local Planning Authority. The balustrade shall be installed and maintained in accordance with the approved details in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- The French doors in the development hereby permitted shall match the design, material and colour/finish of the windows and doors in the existing building and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Signature:



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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 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:



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Background

The application site is located in the centre of Newholm village, a small hamlet near Sandsend, Whitby. The property forms part of a relatively modern residential development occupying a site in the fork in the road where Howlgate Lane leads from the main road through the village. The properties form a compact development arranged in a courtyard on the site of the former Newholm Green Farm.

This application relates to No. 1 which forms the entrance to the development, located opposite the turning to Linden Lane. The property is a two storey detached dwelling with integral archway forming the vehicular access to the courtyard. The property is of stone under pantile construction with oak effect uPVC windows and rear conservatory. At the front of the property is a projecting bay window structure serving both ground and first floor rooms.

This application seeks full planning permission for the construction of a first floor balcony and the insertion of a pair of French doors in the side (gable) elevation. As originally submitted, Officers considered the application to detract from the character of the host property and likely to result in an adverse effect on neighbouring amenity by way of overlooking. The applicant has amended the scheme, retaining the French windows but amending the balcony to a Juliet style balcony.

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).

DP19 states that proposals for extensions or alterations to dwellings 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 and where the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling.

DP3 seeks to maintain and enhance the distinctive character of the National Park by ensuring, amongst other things, that the siting, 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.

Whilst the host property is relatively modern, it has been designed with reference to its rural setting. Consequently, large first floor balconies are not considered to be sympathetic with rural architecture and settings, having a much more suburban appearance. A projecting balcony providing outdoor seating space at first floor level in this location would not only fail to respect the character of the host property but would also result in unacceptable overlooking of the neighbouring property. As originally submitted, the application was considered to result in an adverse impact on the residential amenities of current and future occupiers of neighbouring properties, contrary to the requirements of DP19.

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On the basis the property is a modern residential dwelling, Officers considered there was the opportunity to amend the scheme by amending the projecting balcony to a Juliet style balcony, which would have much less impact on the host building and neighbouring amenities. The applicants have provided amended plans in line with this request and Officers now consider that the proposal is in general compliance with development policies 3 and 19.

No objections were lodged to the original application and therefore, it is not considered necessary to re-consult on this significantly reduced scheme. 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature:



Date:

18 September 2017.