

## North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(South)  
Parish: Staintondale

Application No. NYM/2017/0535/FL

Proposal: construction of flat roof with lantern to existing conservatory together with  
hipped roof to existing dormer window

Location: 1 Loring Road  
Ravenscar

Decision Date: 25 September 2017

### Consultations

Parish –

Natural England – No objection

Site Notice Expiry Date – 31 August 2017

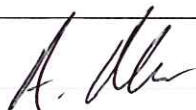
Others – Ms M Exley, 2 Loring Road, Ravenscar - The plans appear a very positive  
improvement and are welcome.

### Director of Planning's Recommendation

Approval subject to the following condition(s):

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| 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. | MATS10 | The brickwork 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.   |

Signature:



Date:

25/9/17

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**Application Number: NYM/2017/0535/FL**

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**Informative(s)**

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| 1. | MISCINF01 - 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)**

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| 1. | RSNTIME01 | To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.   |
| 2. | RSNPLAN01 | 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. | RSNMATS01 | 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**

This application relates to a substantial end terraced property situated to the south of Station Square at Ravenscar on the opposite side of the dismantled railway. It is constructed of red brick with white painted render to the first floor. It is accessed via a private road.

This application seeks planning permission to replace the roof of an existing PVC framed pitched roofed conservatory at the rear of the property with a flat roof with glazed lantern. It is also proposed to replace the existing flat roofed dormer with a pitched and tiled roof.

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| Signature:  | Date: 25/9/17 |
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### Main Issues

Development Policy 19 of the Local Development Plan is supportive of proposals for extensions or alterations to a dwelling provided that the scale, height, form, position and design does not detract from the character and form 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 alterations have been designed so as to reflect the form, character, design detailing and materials of the host dwelling, and will ensure it is subservient to the host dwelling. The height of the conservatory roof would be no higher than the existing roof and as such there would be little or no impact on the amenities enjoyed by the neighbouring occupiers.

The new roof structure is similar to that approved at the property at the other end of the terrace which also has a flat roof with roof lanterns.

The proposal is therefore considered to comply with Development Policy 19 of the 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 in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

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| Signature:  | Date: 25/9/17 |
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