

## North York Moors National Park Authority

Borough: Scarborough Borough Council  
Parish: Egton

Application No. NYM/2017/0547/FL

**Proposal:** alterations and construction of single storey extension following demolition of conservatory together with first floor extension

**Location:** Chapel Garth, Egton Bridge

**Decision Date:** 18 October 2017

### Consultations

**Parish -**

**Highways -** The application site has two garaged parking spaces and an area in front of the garages to meet the demand for the amount of parking required for a property this size. On the clear understanding that the small increase to the width of the drive way does not cause any trip hazards and that no alterations to the levels of the paved footway are required there are no objections to the proposed development.

**Advertisement Expiry Date -** 29 September 2017.

### Director of Planning's Recommendation

**Approval** subject to the following conditions:

1. **Standard Three Year Commencement Date**

The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

2. **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	02 August 2017
Proposed Site Plan	184/20	02 August 2017
Proposed Elevations	184/22	02 August 2017
Proposed Elevations II	184/23	02 August 2017
Proposed Floor Plans	184/21	02 August 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. **Stonework and Roofing Tiles to Match**

All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.

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4. **Windows and Doors – Timber**  
All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. **Doors - Details of Construction to be Submitted**  
No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6. **Detailed Plans of Window Frames Required**  
No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. **Windows and Doors - Submit Details of Colour/Finish**  
No work shall commence to stain/paint the windows and doors in the development hereby approved until details of the paint colour/finish of the windows and doors has been submitted to and approved in writing by the Local Planning Authority. The work shall be completed in accordance with the approved details within six months of being installed and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8. **Window Frames in Reveals - Specify Set Back (insert)**  
The external face of the frame to all new windows shall be set in a reveal of a minimum of 50mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. All new lintels and sills in the development hereby approved shall be natural stone and finished to match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
10. **Guttering Fixed by Gutter Spikes**  
The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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11. **Black Coloured Rainwater Goods**  
The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. **Conservation Rooflights Only**  
The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
13. The development hereby permitted shall be carried out in accordance with the submitted Tree Report, and specifically in accordance with the Tree Protection Measures set out in section/paragraph 6 – Tree Protection Measures During Development of the Arboricultural Survey, Arboricultural Impact Assessment, Arboricultural Method Statement & Tree Protection Plan Ref.: ARB/AE/1604 prepared by Elliott Consultancy Ltd, received 23 August 2017.

#### **Informatives**

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.

#### **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. 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 to 12. 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.
13. In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

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**Background**

Chapel Garth is a fairly substantial detached dwelling located near the centre of Egton Bridge, immediately adjacent St Hedda's Roman Catholic Church, within the conservation area. The property was constructed approximately 17 years ago having received planning permission in March 1999. The property was later extended with the addition of a standard (Victorian style) uPVC Conservatory to the side (south) elevation and permission was granted in 2006 for the erection of a summerhouse in the garden.

The property is a two storey dwelling with a single storey element to the north side elevation comprising a utility room and pair of garages. The property is constructed of natural stone under a slate roof. The house is set within a generous plot with mature tree coverage, some of which are covered by a Tree Preservation Order.

This application proposes alterations to the main property including the replacement of the existing uPVC conservatory with a single storey garden room extension under a matching slate roof and fully glazed gable elevation together with a first floor extension over the utility area and one of the garages to form an additional first floor bedroom. The plans also show a very modest increase in width of the existing driveway.

The garden room extension is proposed to be larger than the existing conservatory but occupying the same position. The proposed garden room extension measures approximately 4.8 metres (projection) by 5.9 metres wide. It has a narrower gable width than the host property and is positioned centrally on the gable wall leaving generous set-backs of approximately 80cm from the front and rear elevations. The front elevation is designed to be consistent with the character of the main house of matching stone construction with a pair of vertical sash windows of two-over-two design. The gable and rear elevations however, are proposed to be fully glazed with an additional natural light provided by 2no. rooflights set with the proposed slate roof.

The first floor extension proposes to lift a 5.6 metre section of roof over the utility and garage structure in order to create a first floor bedroom with en-suite. The proposal would still remain lower than the roof of the main dwelling by approximately 1 metre. The front elevation is characterised by a row of 4no. two-over-two vertical sash windows tucked up under the eaves and a further 2no. windows at the rear with 2no. rooflights above. The second (existing) garage would remain at single storey height, unaltered in appearance or function.

Other alterations to the main dwelling include a re-design of the fenestration pattern to the rear of the property by replacing two ground floor (3-casement) windows with two pairs of French doors. The final alteration to the site is shown on the proposed site plan and comprises a very modest widening of the driveway of approximately 20cm.

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**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Core Policy G (Landscape, Design and Historic Assets), Development Policy 4 (Conservation Areas) and Development Policy 19 (Householder Development).

CPG seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

DP4 seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

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 proposed replacement of the existing uPVC conservatory with a more conventionally constructed garden room is considered to be a significant enhancement to the host property and therefore wider conservation area. The proportions are compatible with the host dwelling and the overall scale, design and detailing are consistent with the advice contained within Part 2 of the Authority's adopted Design Guide. Similarly, the proposed first floor extension seeks to ensure there is no conflict between the new development and principle part of the host property which will clearly remain as the dominant form. The raising of this section of roof is in fact considered to improve the proportions of the component parts of the property and the variation in roof heights adds interest to the architectural character.

The Authority's Building Conservation Officer has assessed the proposal and advised that there are no objections to the proposed extensions which are considered to be in keeping with the age and appearance of the host property and would maintain the wider character of the conservation area. Any impact on the setting of the adjacent listed church is considered to be minimal due to the stepped appearance of the roofscape. However, the application documents do not clearly demonstrate the type of window proposed and it is therefore requested for joinery details to be submitted.

The Highway Authority has offered no objection to the proposal on the basis the retention of two garages together with ample off-road parking is considered to meet the parking required for a property of this size. Having regard to the widening of the drive, provided the works do not cause any trip hazards and that no alteration to the levels of the paved footway are required, no objections are raised to this element of the proposed works.

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The proposed alterations to the fenestration pattern at the rear of the property are considered to be of a nature and design which is compatible with a property of this age and would have limited impact on the character or appearance of the conservation area.

Finally, the Authority's Woodland Officer has assessed the application together with the submitted tree report. He is satisfied that the trees affected by Tree Protection Orders have been satisfactorily considered and is of the opinion that the development will not have an adverse impact on the trees given the appropriate tree protection plan submitted.

The Parish Council has not provided any comments and no other representations have been made. The proposal is considered to be of a scale, design and proposed materials which are commensurate with the host property and its conservation area setting in accordance with the requirements of CPG, DP4 and DP19 of the NYM CSDPD. Approval is therefore 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.

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