

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Sneaton

Application No. NYM/2017/0759/FL

Proposal: Raising of roof height incorporating 3 no. catslide dormer windows and velux windows to provide first floor accommodation

Location: Wolsingham, Beacon Way, Sneaton

Decision Date: 22 December 2017

Consultations

Parish – No objections.

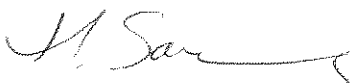
Site Notice Expiry Date – 28 November 2017

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.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Existing elevations</td><td>PH2017 1 of 3 Rev. A</td><td>27 October 2017</td></tr><tr><td>Proposed elevations</td><td>PH2017 2 of 3 Rev.A</td><td>27 October 2017</td></tr><tr><td>Floor plans – existing and proposed</td><td>PH2017 3 of 3 Rev. A</td><td>27 October 2017</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Existing elevations	PH2017 1 of 3 Rev. A	27 October 2017	Proposed elevations	PH2017 2 of 3 Rev.A	27 October 2017	Floor plans – existing and proposed	PH2017 3 of 3 Rev. A	27 October 2017
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3.	MATS04	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.												

Signature:



Date:

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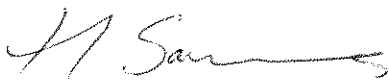
Informative(s)

1.	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.	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.

Signature:



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Background

Wolsingham is a relatively modern link-detached bungalow positioned on the north side of Beacon Way in the centre of Sneaton. It is one of three properties, built in the late 1970s in local coursed stone under a pantile roof.

Planning permission is sought to replace the existing roof structure with a new one with a steeper pitch of 40 degrees which will allow better use of the roof space to provide additional bedroom accommodation. The overall increase in the ridge height will be 2.3 metres but the eaves line will remain as existing. In addition to increasing the roof pitch a cat slide dormer is proposed to the front elevation along with two further cat slide dormers to the rear elevation. It is also proposed to raise the height of the eaves between the rear dormers to achieve the necessary internal head height. The materials proposed are local stone, clay pantiles and white uPVC window frames to match those of the host property and the adjacent bungalows.

Main Issues

The relevant policies of the Core Strategy and Development Policies Document are Development Policy 3 (Design) and Development Policy 19 (Householder Development). Development Policy 3 seeks to ensure a high standard of design detailing, whether traditional or contemporary with reflects the local vernacular and Development Policy 19 seeks to ensure that the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling.

Whilst of modern appearance this row of three link-detached properties sits comfortably in the context of the more traditional cottages of the village. Their modest scale, height and massing is compatible with the surrounding properties and their position set back from the road reflects the pattern of development along the north side of Beacon Way.

The submitted scheme is the result of extensive negotiation between the case officer and the applicant who originally wanted to lift the eaves and ridge of the house significantly and incorporate a two storey glazed gable to the front elevation which the case officer considered would result in a development out of keeping with the surrounding properties.

The proposal would increase the height of the ridgeline of the bungalow by steepening the roof pitch but maintain the existing eaves level consistent with the adjacent bungalows. The steeper roof slope would be in keeping with the more traditional properties in the village and would not significantly increase the massing of the host property or make it unduly prominent. The higher roof would be seen above the existing garage but against the backdrop of the heavily treed boundary to the church to the west thereby helping to soften its impact.

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Whilst the proposal will make Wolsingham different in appearance to the adjacent two bungalows which are of the same design having been built at the same time, it is considered that it will maintain the character and form of the original dwelling. The scheme has been sensitively detailed to reflect the character and appearance of the surrounding properties. Furthermore as the extension is purely to the roof, the position of the property in the street scene set back from the road would be maintained.

Given the juxtaposition of the host property and its neighbour to the east, it is not considered that the proposal will have an adverse impact on the residential amenities presently enjoyed by the neighbouring occupiers in terms of loss of privacy or over shadowing although it is acknowledged that the proposed dormers may offer an element of overlooking at a very oblique angle.

In view of the above it is considered that the proposal complies with the requirements of Development policies 3 and 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.

Signature: 	Date: 27/11/17
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