

## North York Moors National Park Authority

<b>Scarborough Borough Council (South)</b> <b>Parish: Hackness</b>	<b>App No. NYM/2018/0248/FL</b>
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**Proposal:** alterations and construction of single storey side extension together with erection of greenhouse

**Location:** Twelve Broxa Lane, Hackness,

**Applicant:** Mags & Ian Waughman, Twelve Broxa Lane, Hackness, Scarborough, YO13 0JW

**Date for Decision:** 25 June 2018

**Grid Ref:** SE 496485 490049

### Director of Planning's Recommendation

**Approval** subject to the following conditions:

1.	TIME01	Standard Three Year Commencement
2.	PLAN01	Strict Accordance With the Documentation Submitted or Minor Variations – Document No's Specified
3.	MATS03	Stonework to Match
4.	MATS17	Natural Slate
5.	MATS56	Conservation Rooflights Only
6.	RSUO04	Domestic Outbuildings – No Conversion to Accommodation – Inside Villages
7.	MISC02	Bat Survey Submitted

#### Informative

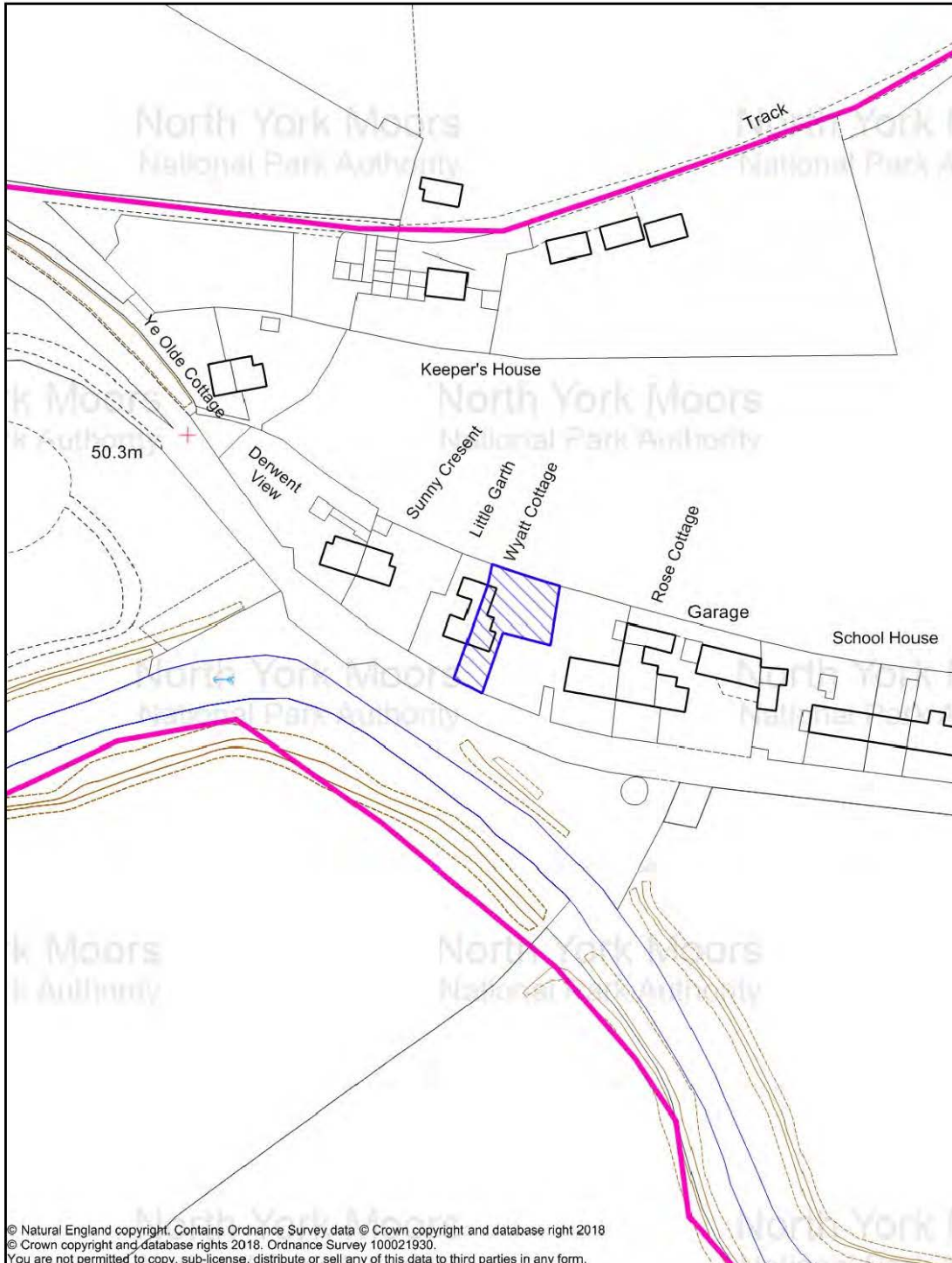
1.	MISCINF01	Bats
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North York Moors National Park  
Authority  
The Old Vicarage  
Bondgate  
Helmsley YO62 5BP  
01439 772700

Application Number: NYM/018/0248/FL

Scale: 1:1250





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**Consultations**

**Parish** - No comments

**Highways** - No objections

**Forestry Commission** -

**Site Notice Expiry Date** - 11 June 2018

**Others** -

**Dr Johnson, River View, Hackness** - No objections

**Background**

This application has been submitted by a member of staff of the Authority and is thus referred to Committee under the delegation scheme. It relates to 12 Broxa Lane, Hackness, a semi-detached stone property located in the centre of the village.

The property is not listed nor located within a Conservation Area.

This application seeks planning permission for a single storey porch extension on the side elevation and a greenhouse to be located in the garden at the side of the property. The existing porch will be re-roofed as part of this application and a replacement rooflight will be fitted as well as an additional one installed.

The extension will be stone under slate with timber widows and "Rafterline" patent glazing to be inserted into the roof of the extension. The rooflights proposed will be flush fitting and of conservation style. The greenhouse will comprise a green powder coated aluminium frame.

**Main Issues**

The main policies considered in this application are Development Policy 3 and Development Policy 19 of the North York Moors Local Development Framework.

Development Policy 3 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.

Development Policy 19 is supportive of development within the domestic curtilage of dwellings which takes into account the special qualities of the National Park and architectural character of settlements.

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**Main Issues continued**

Amongst other things, development 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 extension will be located on the east elevation and will be barely visible from the road as it is shielded by an existing hedge and trees within the garden. The extension will be visible from River View to the east, however as the extension is of a modest scale and will be constructed in similar materials to the host property, it is considered to be in accordance with the above policies. Similarly, the greenhouse is of a suitable design, height and massing and is not considered to detract from the original dwelling and its setting.

Our Conservation Team commented on the application and due to the fact there have been bat roosts recorded in the property previously, a Scoping Survey was deemed necessary. The necessary Survey Report was later submitted which identified that the part of the structure proposed to be developed was very low risk. However, a condition has been proposed to make sure any proposed development works are carried out in accordance with the recommendations included within this report.

The residents of River View and the Highway Authority have not raised any objections to this application.

**Conclusion**

The site is well screened and the modest extension and greenhouse proposed is considered to be of an appropriate design, scale and massing in accordance with Development Policy 3 and 19 and therefore approval is recommended.

**Contribution to Management Plan Objectives**

Approval is considered likely to help meet Policy C10 which seeks to ensure high quality design and the conservation and enhancement of the built heritage.

**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.