

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Aislaby

Application No. NYM/2018/0289/FL

Proposal: demolition of existing porch and construction of single storey extension

Location: Selly Cottage, Guisborough Road, Aislaby

Decision Date: 28 June 2018

Consultations

Parish – No objection

Natural England – No objection

Site Notice Expiry Date – 7 June 2018

Director of Planning's Recommendation

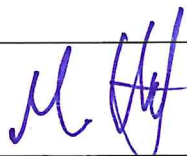
Reason(s) for Refusal:

- | | |
|----|---|
| 1. | The proposed 4m deep flat roofed extension across the full width of the principle elevation of the host building is considered to have a detrimental impact on the appearance of the host property due to its scale and form which would substantially alter and dominate the simple vernacular scale and form of the host building, and as such fails to respect the host building and would not accord with the requirements of Development Policy 19 and the advice offered in the Authority's Design Guide. |
|----|---|

Informative

For the avoidance of doubt the design and access statement states that the proposed extension would be considered to be permitted development if it were 150mm lower. This is not the case as the proposal would extend beyond a wall which forms a principle elevation of the original dwelling house and therefore there are no permitted development rights which would allow an extension on this elevation above those allowed for porches under Schedule 2, Part 1, Class D (Porches) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Signature:



Date:

28/6/18

Application Number: NYM/2018/0289/FL

Background

Selly Hill Cottage occupies a south facing position which looks over Aislaby village but is accessed off the Guisborough Road to the north via an unmade track. The property is constructed of stone and pantile and dates from the early to mid 1900's but has been extensively extended over the years.

The existing property has a large stone porch on the southern elevation, which the applicant has stated serves little purpose and seems out of keeping with the rest of the building. This porch is proposed to be removed as part of this application to make space for a new extension on the principle elevation of the property facing south.

The applicant has stated that the proposed extension would improve the level of living accommodation and provide a useable space for modern living, taking advantage of the surrounding views. The proposed extension is a single storey flat roofed structure projecting 4 metres from the front elevation of the property and extending across the full width with large bi-folding doors leading onto the garden. The extension would be constructed of stone to match the existing dwelling with a central upvc lantern in the flat roof which will be visible above the walls.

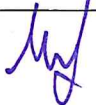
Main Issues

The policies most pertinent to this application are Development Policy 3 (Design) and Development Policy 19 (Householder Development) as well as Part 2 of the Authority's Design Guide.

Development Policy 3 of the NYM Local Development Framework states that in order to maintain and enhance the distinctive character of the National Park, development will only be permitted amongst other things where a high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular and where the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of neighbours.

Development Policy 19 of the LDF 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 front/principle elevation of a property is normally the most important and therefore front extensions are generally not encouraged as they can look unduly prominent and intrusive. The same can be said for large flat roofed extensions which can dominate the original building resulting in a loss to its form and character. In this instance the host property has already been substantially extended already and it is not considered that any form of front

Signature: 	Date: 28/6/18
--	---------------

Application Number: NYM/2018/0289/FL

extension would be appropriate due to the impact on the character of the host property and it's visibility of it from within the Conservation Area to the South.


The overall depth of the original gable of the property is 5.5m and this application is for a 4m flat roofed extension which would dominate the front of the property and also obscure the existing features of the property.

The proposed 4m deep flat roofed extension across the full width of the principle elevation of the host building is therefore recommended for refusal as it is considered to have a detrimental impact on the appearance of the host property due to its scale and form which would substantially alter and dominate the simple vernacular scale and form of the host building, and as such fails to respect the host building and would not accord with the requirements of Development Policy 19 and the advice offered in the Authority's Design Guide.

An Informative has been added to the decision notice for the avoidance of doubt as the design and access statement states that the proposed extension would be considered to be permitted development if it were 150mm lower. This is not the case as the proposal would extend beyond a wall which forms a principle elevation of the original dwelling house and therefore there are no permitted development rights which would allow an extension on this elevation above those allowed for porches under Schedule 2, Part 1, Class D (Porches) of the Town and Country Planning (General Permitted Development) (England) Order 2015.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.

Signature: 	Date: 28/6/18
--	---------------

