

North York Moors National Park Authority

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

Application No. NYM/2018/0604/FL

Proposal: construction of single storey extension following demolition of conservatory

**Location: The Red House
Thorpe Lane
Robin Hoods Bay**

**Decision Date: 08 November 2018
Extended to:**

Consultations

Parish – No objection

Site Notice/Advertisement Expiry Date – 14 October 2018

Others -

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.	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.	MATS09	All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing building unless otherwise agreed in writing with the Local Planning Authority.
4.	MATS60	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.

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Informative(s)

1.	MISC INF01 Bats	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.	RSN TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN01	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.	RSN MATS01	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.	RSN MATS02	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.





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Background

The Red House on Thorpe Lane is located outside of the Robin Hoods Bay Conservation Area overlooking a dismantled railway, south of Flyingthorpe. The three storey property, built in 1890, is constructed of red brick and a pantile roof and is now used as a residential property on the ground and first floor and as a holiday let in the existing servant's apartment.

The property received permission in 1990 for the erection of a brick garage (Ref 40290137D), replacing the original timber structure.

Planning permission was also granted in 2014 for the siting of two gypsy caravans (Ref 2014/0583) as a holiday let on the land associated with Red House. Alongside this, permission was granted to use the outbuilding as a WC and shower for the caravans.

The purpose of this application is to replace the existing conservatory with an Orangery on the South West Elevation of the property. The existing conservatory extends a depth of 2.7m off the south west elevation of the property, is 6.4m wide and 3m in height. The proposed Orangery has a slightly increased depth of 4m and an increased height of 5m.

The materials outlined for the development have been chosen to replicate those used in the construction of the main dwelling to create a structure that is in keeping with the existing buildings.

Main Issues

The main planning policies of relevance to this planning application are Development Policy 3 (Design) and Development Policy 19 (Householder Application).

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 and design are compatible with surrounding buildings; that the standards of design are high; 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 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 and that annex accommodation is ancillary to the main dwelling.

In this instance the design and materials are appropriate for the host property and the surrounding setting. The replacement conservatory/orangery is considered to be of a significantly improved design and albeit a larger structure, the proposed orangery is of a much more sympathetic design than the current conservatory.

In view of the above, it is considered that the proposal would be in accordance with both DP3 and DP19 and approval is recommended.

Application Number: NYM/2018/0345/FL

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.