

## NORTH YORK MOORS NATIONAL PARK AUTHORITY

<b>SCARBOROUGH BOROUGH</b> <b>Parish: Fylingdales</b>	<b>App Num. NYM/2010/0203/FL</b>
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**Proposal:** Replacement two storey and single storey extensions and construction of catslide dormer window to rear

**Location:** Raven House, Victoria Terrace, Robin Hoods Bay

**Applicant:** Mr Jack Richardson, Raven House, Victoria Road, Robin Hoods Bay, Whitby, North Yorkshire, YO22 4RJ

**Agent:** BHD Partnership, Airy Hill Manor, Waterstead Lane, Whitby, North Yorkshire, YO21 1QB

**Date for Decision:** 19 May 2010

**Grid Ref:** NZ 95180 05310

### DIRECTOR OF PLANNING'S RECOMMENDATION

APPROVAL subject to the following conditions:

1. TL03 Standard three year commencement date
2. AP07 Strict accordance with plans/specifications or minor variation
3. MT10 Brickwork and roofing tiles to match
4. MT41 Windows - match existing
5. MT72 Black coloured rainwater goods

#### **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 the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
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 & 5. 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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**North York Moors National  
 Park Authority**

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 Tel: 01439 770657

**Application No:**  
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Scale: 1:1250



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**CONSULTATIONS****BOROUGH -**

**PARISH -** Objects as it is not in keeping with the rest of Victoria Terrace and is considered an overdevelopment of the site.

**HIGHWAYS -**

**SITE NOTICE EXPIRY DATE -** 21 April 2010.

**OTHERS - Cheryl Parry, The Warehouse, Victoria Terrace -** I live adjacent to this property and feel that this development is out of character with the rest of Victoria Terrace and is an overdevelopment of the property.

**BACKGROUND**

Raven House is a substantial end of terrace three storey brick and pantile dwelling with a two storey rear wing and outbuildings to the rear. The property is located at the bank top of Robin Hoods Bay, to the rear of the Victoria Hotel and comprises a long established bed and breakfast business. It is situated outside the Robin Hoods Bay Conservation Area. The area is characterised by a mix of two pane, three pane catslide dormer windows and rooflights to serve loft bedrooms.

This application seeks permission to demolish the two single storey outbuildings and construct a part two storey and part single storey extension at the rear. The ground floor layout would provide a utility room and porch area and would also have internal access into the previously approved garage. At first floor the extension would provide a larger bedroom area for the owners of the property. The extended footprint at ground floor would measure 5.9 metres by 2 metres with the ridge height linking it at the same height as the garage (the existing outbuilding measures 4.4 metres beyond the rear wall of the house). The first floor element extends 4.2 metres beyond the existing gable end of the outshot. Two catslide dormer windows would be incorporated into the side (facing access road) roof slope on the extended rear wing and the existing dormer on the rear roof slope of the existing dwelling would be increased in size to a 3 pane catslide dormer, similar to a number of other properties in this location.

A small lean-to single storey extension is also proposed at the rear of the dining room, extending into the yard area. This extension would measure 1.9 metres deep by 2.9 metres wide with a pantile roof and rear window.

There are no windows in the southern elevation of 'The Warehouse' facing the site and permission has been previously granted for the garage element of the scheme.

All materials would match the existing dwelling.

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**MAIN ISSUES**

Development Policy 19 of the NYM Local Development Framework 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 annexe accommodation is ancillary to the main dwelling.

The proposed extension would be substantial in scale in this relatively built up part of the settlement, but would not significantly increase the visual bulk of the building. The adjacent dwelling has a similar array of rear outshots and outbuildings and consequently, the proposed extension would not have an overbearing impact on the amenities enjoyed by that property. It is very much the case that there is a great deal of inter-visibility of extensions from existing windows and dormers. Furthermore, the design of the proposal is in keeping with the host property and of similar character to the majority of development in this location and retains parking and sufficient rear yard to serve the needs of the bed and breakfast operation.

In view of the above approval is recommended.

**Reason for Approval**

The proposed extensions and alterations would not have an overbearing impact on the scale of the host dwelling or have a detrimental impact on the amenities enjoyed by neighbouring properties, the immediate locality or the wider landscape of the National Park. The proposal is therefore in accordance with Development Policy 19 of the NYM Local Development Framework.