

## North York Moors National Park Authority

<b>Scarborough Borough Parish: Staintondale</b>	<b>App Num. NYM/2010/0356/FL</b>
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**Proposal:** Construction of a porch to rear

**Location:** Ranworth, Church Road, Ravenscar

**Applicant:** Mr Kevin Chadwick, Ranworth, Church Road, Ravenscar

**Agent:** Victoria Wharton Architectural Design, 7 Red Scar Lane, Newby,  
Scarborough, YO12 5RH

**Date for Decision:** 02 July 2010

**Grid Ref:** NZ 497998 501229

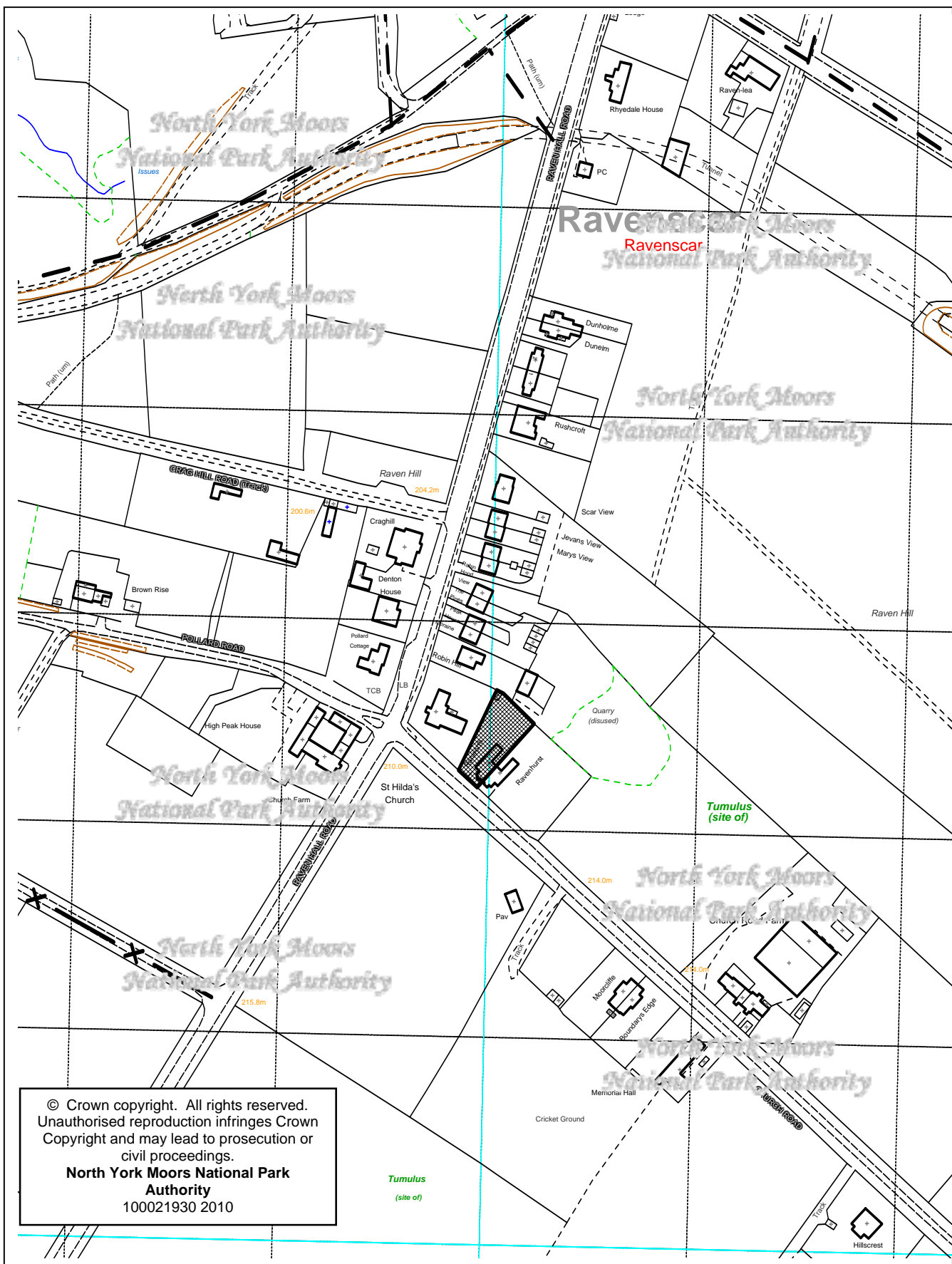
### Director of Planning's Recommendation

**Approval** subject to the following conditions:

1. TL03 Standard three year commencement date
2. AP07 Strict accordance with plans/specifications or minor variation
3. MT03 Stonework to match
4. MT00 All new windows in the south east of the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals, cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. MT00 No work shall commence on the installation of the windows, doors or glass blocks on the rear elevation hereby approved until samples of these items have been submitted and approved in writing by the Local Planning Authority. The windows, doors and glass blocks shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

#### **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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**Scale: 1:2500**



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**Consultations****Borough -****Parish -** Would make the following points:

- While the use of recycled materials is to be commended, the use of wardrobe doors and glass blocks does result in a rather unusual appearance.
- A polycarbonate roof is at odds with the donor property.
- The porch will be within a metre of the adjoining property and a window replaces the existing door in the south east elevation - this increases the potential for overlooking & could affect the residential amenity of the adjoining property.
- The design and scale of the porch is not in keeping with the donor property.

Councillors' are also bemused at to why the application states the proposed works are a porch (implying for hats, coats, shoes, boots etc), when the Design and Access Statement clearly states it is to be used as a potting shed.

Council objects to the application as submitted on the grounds:

- It does not accord with Supplementary Planning Document Part 2 in as much as it is not a high quality design which conserves and enhances the character and special qualities of the area
- It does not accord with Development Policy 19 (Householder Development) points 1, 2 and 3.

**Site Notice Expiry Date -** 7 June 2010.

**Others - Mr & Mrs Russell, Ravenhurst, Church Road, Ravenscar -** Object to the application as this structure would be located adjacent our side boundary, within 10 feet of our living room window and only a little further from our kitchen window. If approved it would further reduce light levels to our lounge, which are already low due to the U shape at the rear of the existing properties and their north/east orientation.

**Background**

Ranworth forms the north-western half of a pair of substantial three storey stone and slate houses located within the village of Ravenscar, just to the south-east of the church.

This application seeks full planning permission to construct a modest part glazed and part stone porch within an existing bay recessed paved area at the rear of the house. The porch would measure 2.4 metres deep by 2.9 metres wide and would be set in 0.4 metres from the flank boundary with the other half of the pair of houses, known as "Ravenhurst". It would have a lean-to polycarbonate roof that would measure 2.2 metres to the eaves and 3.5 metres to the ridge. The window facing the flank boundary is an original window from the house which is being reused. The doors and windows in the rear elevation, which would be visible only from the applicant's garden, would be recycled materials, comprising wardrobe doors to make the window frames and glass blocks.

Planning permission was refused in 1997 for a much larger conservatory extension in this location. That proposed extension would have measured 8 metres long and was refused because of its scale and resultant overbearing impact on the amenities of the occupiers of the adjacent dwelling.

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### **Main Issues**

Development Policy 3 of the NYM Local Development Framework 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 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.

In terms of the design and massing of the proposed extension, it is considered that this very modest addition would be in keeping with the character of the host dwelling. Although a polycarbonate roof is proposed, this is not a Listed Building, nor is the property within a Conservation Area and consequently it is considered unreasonable to require a glass roof. With regards to the proposed materials for the rear elevation, which again would not be visible from any public vantage points, it is considered that providing samples of the materials are approved before they are installed, the use of recycled materials is acceptable. Furthermore it is considered that due to the short length of the proposed extension at only 2.4 metres deep, it is unlikely to have an unacceptable or overbearing impact on the amenities of the occupiers of the adjacent dwelling, particularly given the existing high boundary hedge. It is considered that this is a significantly different proposal than the previous refusal for an 8 metre long extension in this location.

In view of the above considerations it is considered that the proposal would be in accordance with Development Policies 3 and 19 of the NYM Local Development Framework and consequently approval is recommended.

### **Reason for Approval**

It is considered that the proposed extension would be in keeping with the character of the host dwelling and would be unlikely to have a detrimental impact on the amenities enjoyed by the occupiers of the adjacent dwelling. The proposal is therefore considered to be in accordance with Development Policies 3 and 19 of the NYM Local Development Framework.