

**North York Moors National Park Authority**

<b>Scarborough Borough Council</b> <b>Parish: Harwood Dale</b>	<b>App Num. NYM/2010/0511/NM</b>
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**Proposal:** Non material minor amendment to planning approval NYM/2009/0439/FL to allow installation of velux rooflight to porch extension, retain original back door and tile conservatory roof in materials to match the existing house

**Location:** Silpho Brow Cottage, Silpho Brow

**Applicant:** Mr David Shipman, Silpho Brow Cottage, Silpho Brow, Scarborough, North Yorkshire, YO13 0JP

**Date for Decision:** 26 July 2010

**Grid Ref:** SE 98118 93295

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**Director of Planning's Recommendation**

**Approval** subject to the following provision:

1. AP00 The development hereby approved shall only be carried out in accordance with the amended plans which comprise the insertion of an additional velux rooflight, tiling of conservatory roof and retention of timber back door. Otherwise the development shall be carried out completely in accordance with the approved plans and imposed conditions of planning approval NYM/2009/0439/FL.

**Consultations**

**Parish -**

**Others - Peter and Sheila Davey, The Shippon, Silpho Brow Farm East -** Object to the application as the alterations are structural and not minor. Object most strongly to the rooflight as it is at eye level from one of our bedrooms and seen from outside our home and this will cause considerable light pollution as it will also floodlight their exterior wall causing reflected light to enter our property. This will result in four skylights looking directly into our property. Don't object to roofing of the conservatory as this will reduce light pollution or to the retention of the back door, providing it remains solid with no glazing.




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Scale: 1:3500 



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**Background**

Silpho Brow Cottage is situated in an isolated location at the end of a long single width track that leads from Silpho to Harwood Dale. The property comprises one of a cluster of three dwellings; formed from the original house and its converted outbuildings. A Public Right of Way passes to the north of this cluster of dwellings.

The application property forms the eastern half of a pair of semi-detached properties and is known as Silpho Brow Cottage. It is a much altered property of painted render finish under a pantile roof with uPVC windows.

Planning permission was granted in 2009 for extensions to the dwelling, the use of the existing stone and pantile stable block adjacent to the house as a domestic garage and store and the erection of a pre-fabricated timber stable block within the existing paddock, which is adjacent to the existing domestic driveway and curtilage.

This application seeks to amend the details of the proposed extension to the dwelling, which comprise the insertion of an additional velux rooflight above the back door of the single storey rear extension, the tiling of conservatory roof and retention of the timber back door in the original part of the dwelling. All other details of the building would remain unchanged.

**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 and the development does not adversely affect the amenities of neighbouring occupiers.

The proposed insertion of a rooflight to light a hallway, in a single storey height roofslope which is at right angles to the boundary of the adjacent property known as "The Shippon" (which has a Leylandii hedge of over 2 metres high on the mutual boundary) and also faces directly into the rear yard area of the applicant's property is not considered to have a detrimental impact on the amenities of the occupiers of that neighbouring property. Furthermore the proposed roofing of the conservatory in matching pantiles would improve the appearance of the conservatory and its relationship with the host dwelling. Finally, the retention of the existing rear door would have little impact on the character of the dwelling.

In view of the above the proposal is considered to be in accordance with Development Policy 19 of the NYM Local Development Framework and consequently, approval is recommended.

**Reason for Approval**

The alterations proposed would not have a detrimental impact on the character of the development previously approved or on the amenities enjoyed by the occupiers of the adjacent properties. The proposal is therefore in accordance with Development Policy 19 of the NYM Local Development Framework.