

North York Moors National Park Authority

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

Application No. NYM/2018/0159/FL

Proposal: construction of single storey extension and dormer window to rear elevation together with change of use of first and second floors to Bed & Breakfast accommodation

**Location: Alderside
Mount Pleasant South
Robin Hoods Bay**

Decision Date: 09 May 2018

Consultations

Parish – No objections, but request that the dormer windows inserted are consistent with next doors.

Highways – No objections

Natural England – No objections

Environmental Health – No comments

Site Notice Expiry Date – 24th April 2018

Others –

Fire Officer – No comments

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.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location Plan and Block Plan</td><td>D11326-01</td><td>14th March 2018</td></tr><tr><td>Proposed Elevations, Sections and Plans</td><td>D11326-03</td><td>14th March 2018</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing	Document Description	Document No.	Date Received	Location Plan and Block Plan	D11326-01	14 th March 2018	Proposed Elevations, Sections and Plans	D11326-03	14 th March 2018
Document Description	Document No.	Date Received									
Location Plan and Block Plan	D11326-01	14 th March 2018									
Proposed Elevations, Sections and Plans	D11326-03	14 th March 2018									

Signature:



Date:

9/5/18

		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.	MATS17	The roof of the development hereby permitted shall be clad in natural slate to match the roof of the existing building in terms of materials, colour and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5.	MATS41	All new windows in 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.

Signature:



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Informative(s)

1.	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.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	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. & 4.	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.
5.	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

This application relates to a large Victorian semi-detached property currently used as a dwellinghouse located on Mount Pleasant, Robin Hood's Bay.

Planning permission is sought for the construction of a single storey extension and dormer window to the rear elevation together with the change of use of the first and second floors to accommodate Bed and Breakfast accommodation.

The north side of Mount Pleasant mostly comprises large semi-detached Victorian properties, some of which are used for Bed and Breakfast accommodation. The properties on the south are much less distinctive mostly comprising modern bungalows.

Main Issues

The key issues pertinent to this proposal are DP3 relating to Design and DP14 relating to Tourism and Recreation.

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 14 seeks to ensure that new tourism development and the expansion or diversification of existing tourism businesses will be supported where the proposal will provide opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park; where the development can be satisfactorily accessed from the road network (by classified roads) or by other sustainable modes of transport including public transport, walking, cycling or horse riding; where the development will not generate an increased level of activity; where it will make use of existing buildings and where proposals for new accommodation do not have an adverse impact on the character of the local area.

The proposed extension will be located to the rear of the property and will not be visible from Mount Pleasant. The single storey extension will provide a living room for the owners, allowing the existing living room located at the front to be used as a lounge/breakfast room for guests. The proposed dormer window will allow more light into Bedroom 4 on the second floor which will be utilised to create an en-suite bathroom.

Four bedrooms are proposed to be used for bed and breakfast purposes. During the summer months there can be a high demand for accommodation and it is thought that the change of use of part of Alderside for bed and breakfast purposes will help to meet demand and will facilitate tourism in the area.

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The property itself has off-street parking for two cars and the road outside has no parking restrictions, thus the Highways Authority have no objections to this proposal. In light of this, the proposal is considered to be in accordance with adopted policies and approval is recommended.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature: 	Date: 01/5/18
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