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# The Planning Inspectorate

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Mrs F Farnell  
North York Moors National Park  
Authority  
Development Control Support  
Officer  
The Old Vicarage  
Bondgate  
Helmsley  
York  
YO6 5BP

Your Ref: NYM/2007/0766/FUL  
Our Ref: APP/W9500/A/08/2065617/WF  
Date: 2 May 2008

Dear Mrs Farnell

NYMINPA  
- 2 MAY 2008  
CB

**Town and Country Planning Act 1990**  
**Appeal by Ms Rita Nolan**  
**Site at Ravenscroft, Thorpe Lane, Robin Hoods Bay, Whitby, YO22 4RN**

I enclose a copy of our Inspector's decision on the above appeal.

Leaflets explaining the right of appeal to the High Court against the decision, our complaints procedures and how the documents can be inspected are on our website - [www.planning-inspectorate.gov.uk/pins/agency\\_info/complaints/complaints\\_dealing.htm](http://www.planning-inspectorate.gov.uk/pins/agency_info/complaints/complaints_dealing.htm) - and are also enclosed if you have chosen to communicate by post. If you would prefer hard copies of these leaflets, please contact our Customer Services team on 0117 3726372.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit  
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Phone No. 0117 372 8252  
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Yours sincerely

Dianna Wride



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*You can now use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is -*

*<http://www.pcs.planningportal.gov.uk/pcsportal/casesearch.asp>*

*You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button*

NYMNPA

- 2 MAY 2008



# Appeal Decision

Site visit made on 14 April 2008

by **C J Anstey** BA(Hons) DipTP DipLA MRTPI

an Inspector appointed by the Secretary of State  
for Communities and Local Government

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Decision date:  
2 May 2008

**Appeal Ref: APP/W9500/A/08/2065617**  
**Ravenscroft, Thorpe Lane, Robin Hood's Bay, Whitby, North Yorkshire,**  
**YO22 4RN.**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Rita Nolan and Megan Moreland against the decision of North York Moors National Park.
- The application Ref NYM/2007/0766, dated 4 September 2007, was refused by notice dated 5 November 2007.
- The development proposed is the erection of a conservatory.

## Decision

1. I dismiss the appeal.

## Main issue

2. The main issue is the effect on the appearance of the existing dwelling and on the character of the local area.

## Reasons

3. Although the proposed conservatory would be attached to the rear elevation of Ravenscroft it would be clearly visible from a number of nearby rear garden areas. Consequently when built the conservatory would have a significant impact on the character of the area around the rear of this group of houses. In view of this it is reasonable to expect that the conservatory pays careful regard to the scale of the host property.
4. In my judgement, however, the proposed conservatory is overly large given the modest scale of Ravenscroft. As a result the conservatory would dominate its rear elevation to an unacceptable extent and would fail to blend in with the existing. The design of the proposal, with its multitude of glazing bars and extensive roof, would accentuate the disharmony. In reaching this view I am mindful that nearby rear extensions do not project out as far as the appeal proposal and as a result do not appear disproportionate.
5. The proposed scheme would have a detrimental impact on the appearance of the existing dwelling and detract from the character of the local area. In view of this the proposal is contrary to the objectives of *Policy H8* of the *North York Moors Local Plan*. None of the other matters raised, including the extant

NYM/NPA

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permission for a smaller conservatory or the lack of local objection, outweigh the considerations that have led to my decision.

*Christopher Anstey*

, Inspector

NYMNP  
- 2 MAY 2008