

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Fylingdales	App Num. NYM/2011/0558/FL
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Proposal: Construction of single storey side extension with roof balcony together with construction of 1 no. dormer window and insertion of 5 no. rooflights

Location: Lowcroft, 2 Church Lane, Fylingthorpe

Applicant: Mr Taylor & Mrs Galliard, Lowcroft, 2 Church Lane, Fylingthorpe, Whitby, North Yorkshire, YO22 4TS

Agent: Mr Stephen Friday, 16 Willow Way, Hauxton, Cambridge, CB22 5JB

Date for Decision: 21 October 2011

Grid Ref: NZ 494192 505122

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TL03 Standard three year commencement date
2. AP03 Original plans amended by plans and letter received on 3 October 2011
3. MT11 Render details
4. MT13 Roof tiles to match existing

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 that the details of the development comply with the provisions of NYM Core Policy A and Development Plan Policy 3.
- 3 & 4. 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.

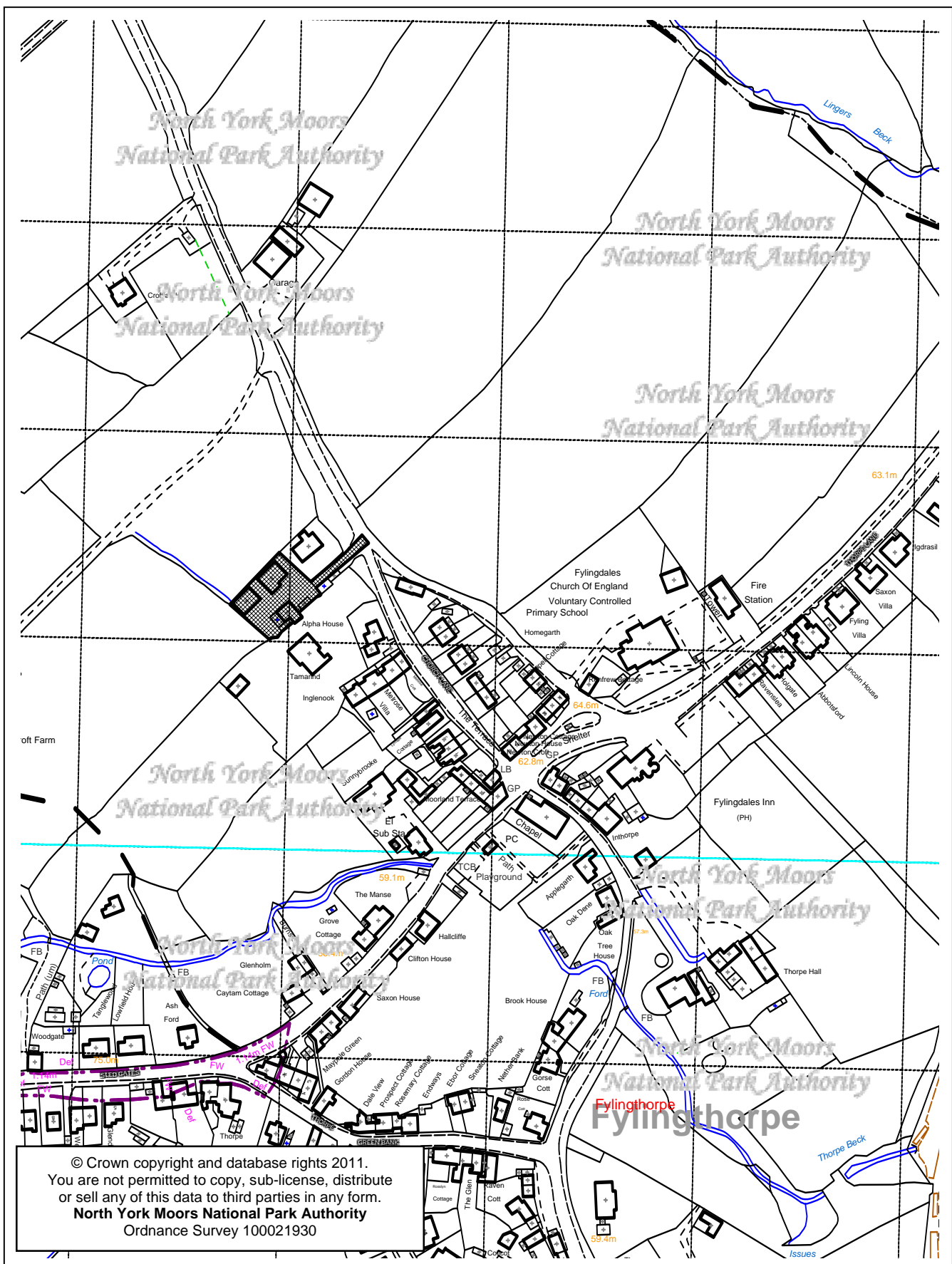
Consultations

Parish - No objection.

Fylingdales Village Trust -

Site Notice Expiry Date - 5 October 2011.

Others - **Mr D Vasey, Tamarind, Church Lane, Fylingthorpe** - Object. The proposal will clearly have an adverse impact on our property and lives. The balcony will allow our garden to be overlooked. The applicant's have used an out of date location plan which does not show our property so the issue of overlooking is not readily apparent. The applicant's house is also located on rising ground, some height above our own property making the balcony more prominent and enhancing the view of our garden. The proposed ground floor already indicates a significant patio, accessed from the lounge and breakfast room so I have to conclude that the proposal to use the extension roof as a further patio area suggests that the first floor bedroom may in fact become a new sitting room. Request the removal of the balcony.



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Application No:
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Scale: 1:2500



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Background

Lowcroft is a modest two bedroom bungalow located on the northern fringe of Fylingdales village, approximately 9 kilometres south east of Whitby. The site comprises a relatively modern detached bungalow and a number of outbuildings including a large timber shed and a brick outbuilding to the front of the property and a former piggery to the south west side of the property. The bungalow is constructed from artificial stone under a concrete tiled roof with simple, white painted timber window frames. The property is characterised by a recessed, centrally positioned front door with a forward projection with gable to the left of the door. The site is access via a driveway leading from Church Lane which passes by another property which obscures Lowcroft from views gained from Church Lane. To the south of the property, on lower ground lies Tamarind, a substantial detached modern property which Members may recall recently had significant extensions approved at the August 2010 Planning Committee Meeting to provide additional living accommodation and garaging.

This application seeks full planning permission for the construction of a single storey side extension to the south east facing elevation to provide a ground floor dining/breakfast room. The application also includes the installation of a dormer window and 6 no. rooflights to allow the conversion of the attic space to provide two additional bedrooms and a shower room. The application also proposes to create a roof balcony on the flat roof of the proposed extension to serve the master bedroom proposed at first floor. The proposed extension measures approximately 4 metres wide by 5.5 metres deep and an eaves height to match the host property. The extension would be set well back from the principal elevation of the property (approximately 4.3 metres) but would be in line with the rear elevation. Finally the applicant's propose to replace the windows throughout the property with uPVC frames of a revised design to the existing and to render the entire property.

Officers have sought amendments to the scheme which include the reduction in the size of the dormer window and a revised position, set down from the ridge of the host property; the removal of 1 no. rooflight in the front elevation and the omission of one of the windows proposed for the side elevation of the proposed extension. The amendments have now been received.

Main Issues

The main issues associated with this application are considered to be the effect of the proposed extension on both the character and appearance of the host dwelling and its setting together with the impact of the development on the amenities of neighbouring occupiers.

Policy Context

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, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; 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, or that of the existing dwelling and that annexe accommodation is ancillary to the main dwelling and will remain under the control of the occupier of the main dwelling.

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Design Guide

Part 2 of the Authority's adopted Design Guide (Extensions and Alterations to Dwellings) states that it is important that side extensions are narrower in gable width than the main building and with a lower roof height. This retains the architectural integrity of the original building but also ensures that the extension is subservient to the main house. For similar reasons, side extensions should not be as wide as the main building frontage and side extensions which project forward of the main building are unlikely to be acceptable.

The Design Guide advice relating to dormer windows recognises that dormers are a traditional feature in several parts of the National Park but the detailing varies within and between settlements. However, in general, traditional small scale dormers which are well related to the size, position and glazing pattern of existing windows beneath may be acceptable. Large flat-roof box dormers and dormers incorporating balconies are considered to be inappropriate due to their respective impact on the host dwelling and impact on amenity. The use of dormers on the front elevation will generally be inappropriate unless the street or local area is characterised by existing dormers.

Design and Materials

Officers consider that the amended details propose development which is of a size and scale commensurate with the host property. The design reflects the simple character of the host dwelling and by reason of the dimensions and position of both the side extension and dormer window, the scheme is considered to satisfactorily follow the advice contained within the Design Guide.

Rather than constructing the extension in matching artificial stone, the applicant's propose to render the entire property. Whilst there are few rendered properties in Fylingthorpe village, there are some examples within the Conservation Area. Officers consider that a rendered and painted finish is more traditional and suitable for the National Park setting in comparison to an artificial stone. It is therefore considered that, subject to details and samples, a rendered finish is acceptable and would improve the appearance of this property. Due to its position and location, Lowcroft is not prominent in the street scene and as such, rendering the property would have minimal impact on the character of the area.

Impact on Neighbouring Properties

The owner of the neighbouring property; Tamarind has registered objections on grounds of overlooking and impact of the proposed development on the enjoyment of their garden. The applicant's have responded to the points raised in the objection letter and in brief they state:

Our agent has visited our property and is fully aware of the location of Mr Vasey's property even though it does not appear on plan, for which we apologise. It is also stated that the extension would not have an impact on the adjoining properties or cause overlooking. Have invited Mr Vasey to come and see the view from the proposed roof terrace which is predominantly to the west towards Sledgate Hills and north towards the village of Raw. To the south is Mr Vasey's roof, large Leylandii hedge and beyond to Ravenscar. It is not possible to see his extensive garden because our property is on considerably higher ground and his garden is shielded by his roof and hedge. It is also not possible for Mr Vasey to see our extension. We strongly dispute Mr Vasey's suggestion that the extension will ruin his privacy and spoil the enjoyment of his house and garden.

Due to the arrangement of the roofs and mature boundaries between Tamarind and Lowcroft, Officers consider that there would not be a significant or un-neighbourly amount of overlooking resulting from the proposed extension.

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Impact on Neighbouring Properties (continued)

The front wall of the proposed extension would be approximately 20 metres from the boundary with Tamarind and a further 10 metres from the wall of Tamarind itself. The case officer has viewed the site from the existing attic window in Lowcroft and it is considered that due to the difference in levels of the sites together with the position of the outbuildings and boundary vegetation (owned by Tamarind occupiers), any direct overlooking is prevented.

Recommendation

The Parish Council have registered no objection to the scheme and no other comments have been received. In view of the above the proposed development is considered to accord with Development Policies 3 and 19 of the NYM Local Development framework together with the advice contained within Part 2 of the Authority's adopted Design Guide and therefore, approval is recommended.

Reason for Approval

The proposed development at Lowcroft, in its revised form, is considered to be of a scale, design, materials and position which are commensurate with the host dwelling and would not result in a significant adverse impact upon the amenities currently enjoyed by the host or neighbouring properties. The application is therefore considered to comply with Development Policies 3 and 19 of the NYM Local Development framework together with the advice contained within Part 2 of the Authority's adopted Design Guide.