

## North York Moors National Park Authority

<b>Scarborough Borough Council (North)</b> <b>Parish: Fylingdales</b>	<b>App Num. NYM/2012/0124/FL</b>
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**Proposal:** Construction of single storey rear extension

**Location:** St Stephen's Church Rooms, Thorpe Lane, Robin Hoods Bay

**Applicant:** Mrs Samantha Glaysher, Red House, Thorpe Lane, Fylingthorpe, Whitby, North Yorkshire, YO22 4TH

**Date for Decision:** 07 May 2012

**Grid Ref:** NZ 494947 505256

### Director of Planning's Recommendation

**Approval** subject to the following conditions:

1. TL03 Standard three year commencement date
2. AP01 Original plans amended by plans received on ...
3. MT04 Stonework and roofing tiles to match
4. MT60 Windows and doors - timber
5. MT40 Detailed plans of window frames required
6. MT70 Guttering fixed by gutter spikes
7. MT72 Black coloured rainwater goods

#### 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. 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 to 7. 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.

### Consultations

**Parish** - No objection.

**Highways** -

**Fylingdales Village Trust** -

**Site Notice Expiry Date** - 10 April 2012.




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**Others - Terry and Liz McCormack, Plantation House, Thorpe Lane, Robin Hoods Bay -**

Object. The playgroup is planning to expand but already causes noise nuisance in a residential area and present a hazard to highway safety. At times, access to our property is blocked. Expansion will make the situation worse.

If the extension is approved, we will not allow builders access over our land and the playgroup will no longer be allowed to keep their refuse bins on our property. The playgroup will then have to build a refuse store which would presumably would have to be at the front of the property.

The large scale of the proposed extension will result in loss of light to our driveway and our rooms facing the Church Rooms. This will affect our kitchen and breakfast room and mean that we will have to keep electric lights on during the day.

The plans are not drawn by a professional firm of architects. The proposed extension would nearly double the ground floor area of the building. Concerned that this extension will change the appearance of a building which we presume is Listed. Even if the materials matched, the building style could not be in keeping with the original design. Robin Hoods Bay is a village of historical and cultural interest and these are the original sole buildings on this land and predate the Church. If this development goes ahead it will set a precedent and presumably the neighbouring buildings could also build very large extensions.

### **Background**

St Stephen's Church Rooms is a traditional stone under pantile building located on the south side of Thorpe Lane on the western edge of Robin Hoods Bay upper village. The property fronts the road and is semi-detached to a residential property; Glebe Cottage to the east. The western boundary is shared with a large, Grade II Listed detached property known as Plantation House. The two buildings are separated by a vehicular access drive serving Plantation House which is positioned much further back from the road than the Church Rooms with its gable elevation overlooking the amenity space serving the Church Rooms. However, more recently a detached garage for Plantation House has been constructed between the house and Church Rooms garden.

This proposal seeks full planning permission for the construction of a single storey rear extension measuring 7.4 metres wide by 3.5 metres deep, 2 metres to eaves level and a 3.5 metre high lean-to roof tying into the main building. The extension would be set in by approximately 2.3 metres at the west side and approximately 40cm at the east side. The proposal cites matching materials and uPVC windows.

Officers have sought amendments to the fenestration detailing and requested that the construction material for the doors and windows is amended to timber to remain in keeping with the existing windows in the original part of the building.

### **Main Issues**

The main issues to consider with this application are whether this facility is in a location which would comply with policy requirements for community facility expansion; whether the proposal would result in an adverse impact upon the residential amenity currently enjoyed by neighbouring properties and whether the design and materials are acceptable in this location.

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**Policy Context**

The relevant NYM Local Development Framework policies are Core Policy I (Community Facilities) and Development Policy 3 (Design).

Core Policy I of the NYM Local Development Framework supports the provision of new health, sport, education and other community facilities, where they are in the main built up areas of Service Villages and Local Service Villages and will provide an essential facility to support the local community. Notwithstanding this, it is recognised that there are some areas within the Park which are poorly serviced. In these situations a location in one of the 'Other Villages' will be considered where it meets the needs of the local community.

Development Policy 3 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.

The recently published National Planning Policy Framework supersedes National Planning Policy Statements and Guidance and is an important material consideration. The National Planning Policy Framework recognises that planning can play an important role in creating healthy, inclusive communities. Planning policies and decisions should plan positively for the provision of community facilities and other local services and reduce the need to travel. Whilst there is no specific reference to pre-school age care facilities, paragraph 72 refers to the importance of ensuring that a sufficient choice of school places is available to meet the needs of new and existing communities and Local Planning Authorities should give great weight to the need to create, alter or expand schools.

**Provision of Community Facilities**

Robin Hoods Bay is classed as an 'Other Village'. Proposals for new community facilities should preferably be located in the Local Service Centre of Helmsley or within Service Villages. However, this proposal seeks permission for the expansion of a building to serve an existing educational childcare facility. Robin Hoods Bay is a substantial village and is capable of supporting many businesses. The Church Rooms are located within the main built up area of the village, albeit on the edge and are close to a great number of residential dwellings. Within a short walking distance is a village shop and Post Office, village hall, residential care homes, hotels and guest accommodation including public house facilities. The village is not a typical small moorland village and in this case, an application for a small scale extension to serve an existing and thriving community facility is considered to comply with the requirements of Core Policy I and the aims of the National Planning Policy Framework.

**Design and Materials**

This application has been significantly amended in terms of design and materials since pre-application discussions and in general is considered to be acceptable by reason of the fact that matching sandstone and pantiles are proposed. The extension includes set-backs from the original gable elevations and is of a lean-to design which ensures it has a subservient appearance. However, in order to further improve the design, Officers have requested that the design of the windows in the side and rear elevation are amended to reflect those in the existing rear elevation and to amend the material from uPVC to timber. Details are awaited and Members will be updated at the Meeting.

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**Impact on Neighbouring Properties**

The occupiers of the large dwelling to the west of the Church Rooms have objected, mainly on the grounds of loss of light to their drive and property together with concerns over highway safety.

The proposed extension is single storey and will not be significantly higher than the existing solid timber fence between the properties. In addition to this, a garage already exists between the dwelling and garden serving the Church Rooms which will have a more significant impact on light levels reaching Plantation House. The two properties are separated by approximately 20 metres and coupled with the low eaves and ridge height of the proposed extension, it is expected to have a very limited impact on the loss of light and residential amenity currently enjoyed by the property.

In response to the letter received from the objectors the Pre-School Committee have responded and in brief they state:

We are a voluntary committee and charity based pre-school serving two communities. The nearest alternative childcare is four miles away in Whitby. We have attempted to source alternative location in the vicinity for the facility but to no avail.

**Highway Safety:** We have never known a car block the access to the neighbouring property and they have never brought it to our attention. Granted, parents have to pull up on double yellow lines but this is brief and restricted to strict collection/drop off times. Parents wishing to stay longer are told to park elsewhere. We are already in consultation with the Highway Authority to revert back to single yellow lines and to lay additional school markings and a barrier immediately outside. 30 families are registered with us and only ten of these use a car. As the increase in sessions offered as a result of any extension will be to fulfil the needs of existing families, we believe there will be a decrease in the number of pick ups and drop offs.

**Nursery Expansion:** The extension is to serve existing families within the catchment area, not to accommodate families from further afield. We are restricted by Ofstead as to how many children we can be registered for by the amount of floorspace we have. There has been an obvious 'baby boom' in the parish over the last three years but recently there has been a substantial new build project in Fylingthorpe which has housed many young families.

**Refuse and Building:** We are grateful for the use of the neighbouring driveway over the years for storage but we do have (less convenient) alternatives. Any access required by the builders can be made through the gate at the bottom of the garden from the Vicarage.

**Loss of Light:** The proposed side elevation would make very little difference to the existing skyline and certainly would not mean that electric lights need to be kept on during the day any more than currently so.

**Planning:** The application does not require architects drawings, the builders drawings are accurate and to scale. The extension would not double the existing ground floor plan; it would constitute less than half. The building is not Listed. Irrespective of this we are keen to ensure changes are in keeping with the area and have worked closely with the National Park (using herringbone stone and pantiles).

**Access and Parking**

With regards to the issue of highway safety raised by the objector, the Highway Authority have been consulted on the application and their comments are awaited.

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### **Recommendation**

Subject to comments awaited from the Highway Authority, Officers consider that the proposed single storey extension to the Church Rooms is acceptable and accords with local and National planning policies and will have minimal impact upon the residential amenity of neighbouring properties. As such, approval is recommended.

### **Reason for Approval**

The revised details for the proposed single storey rear extension are considered to be in a location and of a scale, design and materials commensurate with the host building and its setting. The proposal is not expected to reduce levels of residential amenity currently enjoyed by neighbouring properties to an unacceptable level and as such, the proposal is considered to accord with Core Policy I and Development Policy 3 of the NYM Local Development Framework together with the design advice contained within Part 2 of the NYM adopted Design Guide and the recommendations set out in the National Planning Policy Framework.