

23 August 2012

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Grosmont	App Num. NYM/2012/0354/FL
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Proposal: Construction of a two storey side extension

Location: Greystones, Eskdale Side, Grosmont

Applicant: Mr Lee Wareham, 24 Occupation Lane, Edwinstowe, Mansfield, Notts, N921 9HU

Agent: Mr Richard Hilton, 10 Newton Gardens, Chapeltown, Sheffield, South Yorkshire, S35 2YW

Date for Decision: 17 July 2012

Grid Ref: NZ 483780 505629

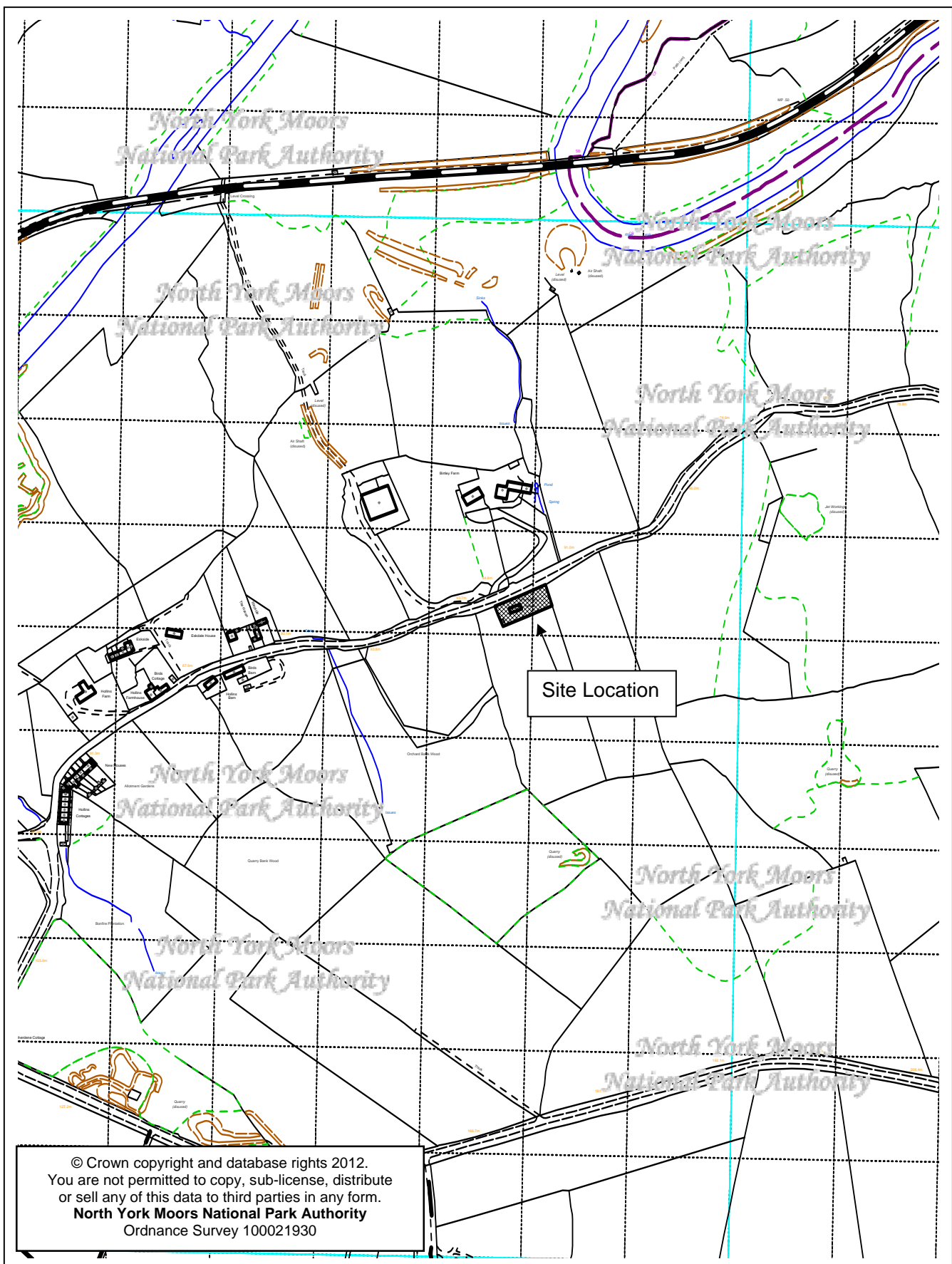
Director of Planning's Recommendation

Approval subject to the following conditions:

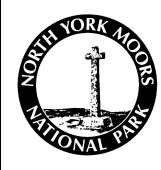
1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified
3. MATS02 Stone and Tiles to be Approved
4. MATS41 Windows - Match Existing
5. MATS46 Window Frames in Reveals to Match Existing

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 NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
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 & 5. 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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Scale: 1:5000 



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Consultations

Parish - Grosmont Parish Council objects to this application for the following reasons:

- It is in a prominent rural location, not within the village boundaries.
- The extension is not subservient to the current building.
- The extension is almost double the size of the current property, yet does not provide additional facilities upstairs.
- The proposed extension is not sympathetic to the location – this will be seen from the roadside, and the other side of the valley.

Highways - There are no highway objections to this planning application.

Site Notice Expiry Date - 27 June 2012.

Background

Greystones, Eskdaleside is an isolated detached dwelling located to the south side of the road between Eskdaleside and Grosmont. The principle elevation of the property faces south into the hillside, away from the road; however the roadside elevation does feature a bay window which adds some interest to this elevation. The double fronted dwelling is constructed of pitched faced stone, under a hipped slate roof with clay ridge tiles. Tall, stone chimneys frame the dwelling at each side.

This application is for a two storey side extension which will extend to the rear of the dwelling which almost doubles the footprint. The proposed extension would provide a kitchen/dinner, utility and wc at ground floor and a bedroom with en-suite at first floor.

It is proposed to remove the existing eastern chimney and run the roof of the extension through without a break either on the front elevation or to the ridge of the rear gable. A new external (rather than internal as at present) chimney stack would be proposed on the new end elevation. The plans show that there would be a 337mm set back of the extension off the front elevation; however this is not indicated on the front elevation drawing. The set back is shown on the side elevation and leaves a deep overhang. The additional width proposed to be added to the road frontage would be 3815mm, the equivalent to a 42% extension along this elevation. The return proposed would then measure 7000mm which would create a significantly wider gable end elevation than at present.

The first floor windows in the gable end elevation are fractionally wider than the existing first floor windows which means that the vertical emphasis is lost and the windows appear much more squat.

Amended plans have been requested to correct the proposed plans and show the break in the front elevation and also to remove the external chimney.

Main Issues

Development Policy 19 of the NYM Local Development Framework covers householder development. The policy states that proposals for development within the domestic curtilage of dwellings will need to take full account of the special qualities of the Park's landscape character and the architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape; the development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling and the development does not harm the amenities of adjoining occupiers by reason of noise and disturbance, smell or other adverse impact.

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Main Issues (Continued)

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.

Due to the isolated location of this property the proposed works would not affect the amenity enjoyed by any neighbouring properties, however it is located in a prominent roadside location and therefore the design considerations need to be carefully thought through.

Pre-application negotiations were undertaken by the agent and it was suggested that a much smaller rear extension would be likely to gain Officer support if appropriately detailed, however this advice has not been taken forward to the scheme which has been applied for.

The scheme now under consideration is however not considered to have a detrimental impact on any neighbouring property and is proposed to be constructed in the same style as the existing dwelling. The Parish Council have objected to the application due to the size and prominence of the extension, however these issues alone are not matters covered by policy and unless they result in an adverse impact on the character and form of the original dwelling or its setting in the landscape are not in themselves justifiable refusal reasons. The proposed scheme is therefore considered to accord with Development Policy 19 of the NYM Local Development Framework and therefore approval is recommended.

Reason for Approval

The proposed scheme is not considered to have a detrimental impact on any neighbouring properties and is proposed to be constructed in the same style as the existing dwelling and therefore accords with Development Policy 19 of the NYM Local Development Framework.