

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Grosmont	App Num. NYM/2013/0161/FL
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Proposal: Construction of one and a half storey extension

Location: 10 Priory Park, Grosmont

Applicant: Mrs Lynn Williams, 10 Priory Park, Grosmont, Whitby, YO22 5QQ

Date for Decision: 13 May 2013

Grid Ref: NZ 482540 505711

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. MATS10 Brickwork and Roofing Tiles to Match

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.

Consultations

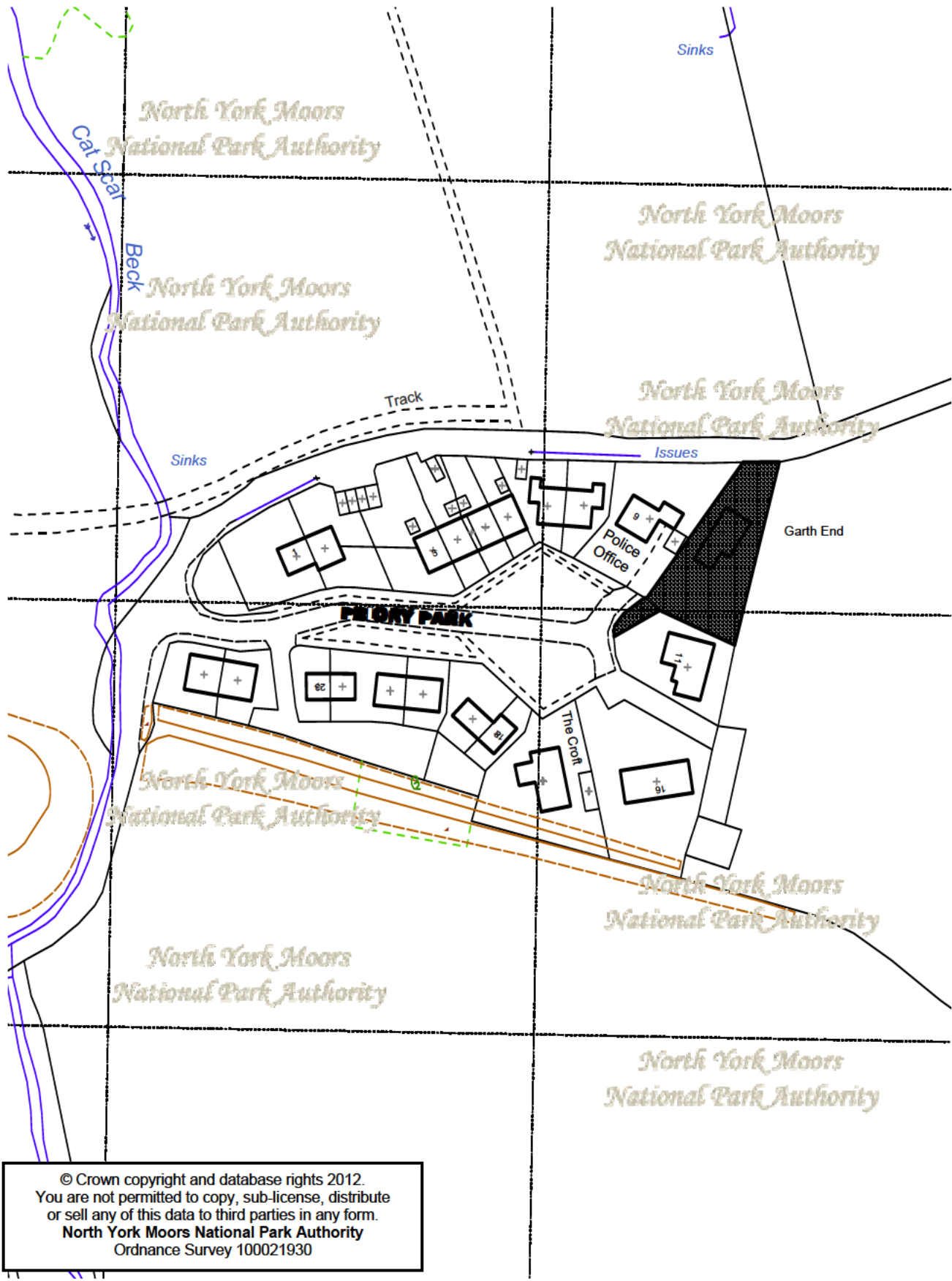
Parish - No objections but suggest that the design could be better.

Highways -

Site Notice Expiry Date - 02 May 2013.


Background

Priory Park is a modern estate development outside the main body of the village and to the north of Grosmont. The estate is characterised by modern houses set around a cul-de-sac. Officers understand it was originally built in whole or part as accommodation for Police Officers before it was sold off. The host building is set at the end of the cul-de-sac and is bounded to the west by open countryside. 10 Priory Park is a detached bungalow finished in brown brick.



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Scale: 1:1250 



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Background (continued)

The application is for the formation of an extension to the 'rear' elevation of the property, between the gable end of the property and the public road. The proposed extension is taller than the host building and will be finished in matching materials and will project approximately 5 metres from the gable wall.

The application has been made by the spouse of a National Park employee and as such is being reported to the Planning Committee.

Main Issues

The main issues in this case are whether the proposed extension will have any detrimental impact on the character of the host building or the special qualities of the National Park and whether the proposed extension will have any detrimental impact on the amenity of the occupiers of any neighbouring property.

The most pertinent Local Development Framework policies are Development Policies 3 and 19 of the NYM Local Development Framework.

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.

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.

The proposed scheme is for an extension to the 'rear' elevation of this small bungalow. The applicant is keen to create a built form which is high enough to allow the permanent use of the roof space. The scheme as originally submitted was considered to dominate the architectural form of the original building and was not considered to be acceptable. The applicant has since revised the scheme to the minimum height required to allow the roof space to be used.

Normally a reduction in height below that of the original building would be sought. However, Priory Park is a modern estate and not characterised by traditional vernacular development. The reduction in the height of the extension combined with the large plot means that the proposed development is not considered to result in a harmful impact on either the character of the host building or the special qualities of the National Park.

The proposed development will have no detrimental impact on the amenity of the occupiers of any neighbouring property in terms of privacy or overshadowing.

In conclusion, whilst the proposed extension is not wholly in-line with Development Policy 19 it is not considered to result in any harmful impact in terms of the character of the host building or the amenity of neighbouring occupiers.

Approval is recommended.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Reason for Approval

Whilst the proposed development does not wholly accord with Development Policy 19 of the NYM Local Development Framework, the proposed development is not considered to result in harm through any impact on the special qualities of the National Park or loss of amenity for the occupiers of any neighbouring property.