

North York Moors National Park Authority

Scarborough Borough Council Parish: Hawsker-Cum-Stainsacre	App Num. NYM/2014/0390/FL
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Proposal: Extension to existing porch with french doors and balcony above together with enlargement of 1 no. window

Location: Valley View, Golden Grove, Whitby

Applicant: Mr & Mrs Anthony & Susan Wilkinson, Valley View, Golden Grove, Whitby, North Yorkshire, YO22 5HH

Date for Decision: 12 August 2014

Grid Ref: NZ 490693 508483

Director of Planning's Recommendation

Approval subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN02 Strict Accordance With the Plans/Specifications or Minor Variations
3. MATS12 Render 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.

Consultations

Parish – The Parish Council supports this application because it will be an improvement to the property.

Highways -

Environmental Health Officer –

Forestry Commission -

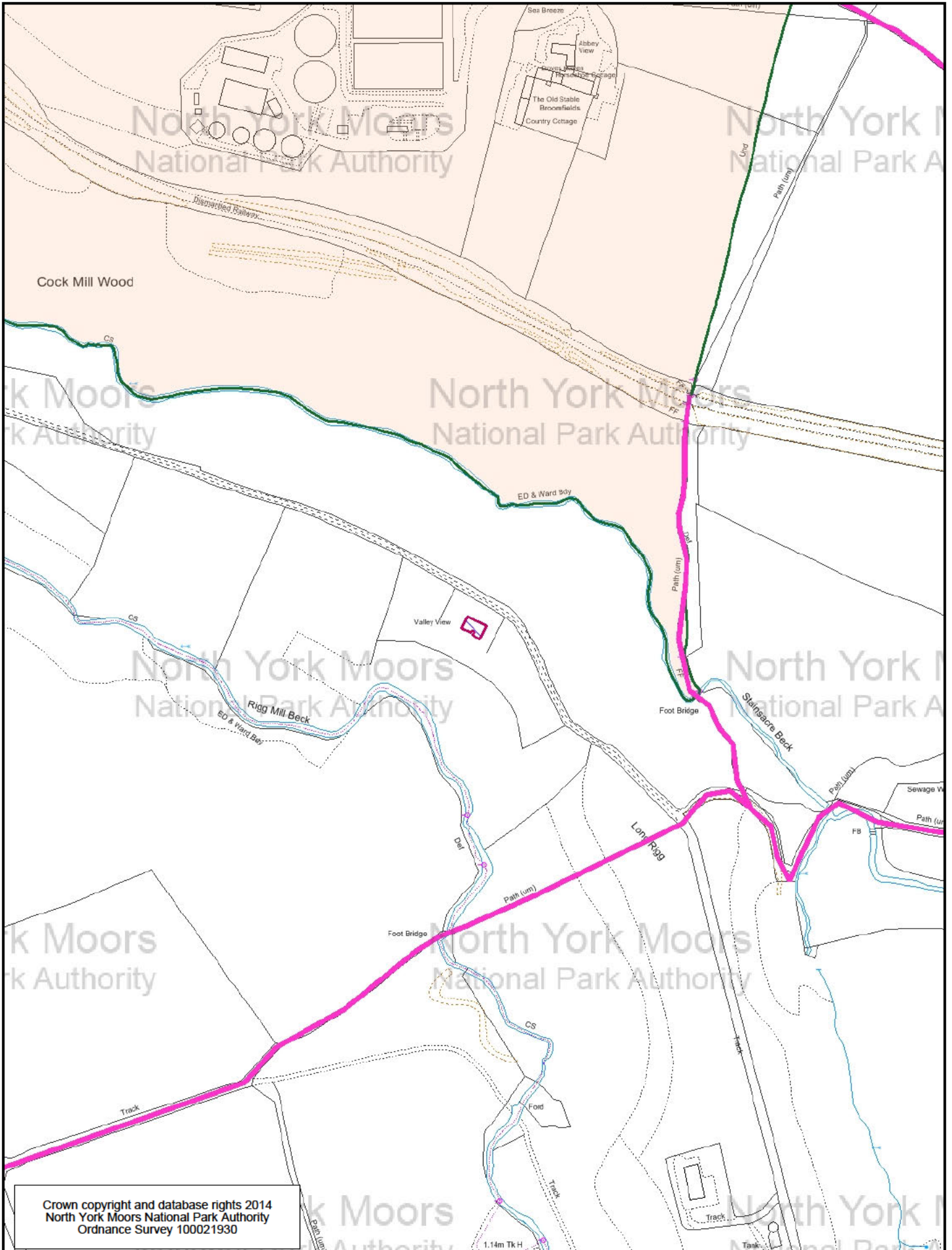
Site Notice Expiry Date – 16 July 2014



North York Moors National Park
 Authority
 The Old Vicarage
 Bondgate
 Helmsley YO62 5BP
 01439 772700

Application Number: NYM/2014/0390/FL

Scale: 1:3000



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 North York Moors National Park Authority
 Ordnance Survey 100021930

Application No: NYM/2014/0390/FL

Background

Valley View comprises a detached white rendered bungalow set in an isolated location at the very eastern end of Golden Grove, on the southern side of Whitby.

This application seeks planning permission to make alterations to the existing property comprising the increase in size of the existing porch on the eastern end of the building from 1.5m deep x 1.7m wide, to 2m deep x 3m wide. It is proposed to replace the pitched roof of the porch with a flat roof with stainless steel and glass balustrade to provide a balcony. It is also proposed to replace the existing first floor gable window with patio doors to provide access out onto the new balcony. On the eastern gable end it is proposed to increase the size of the first floor window.

The other alterations shown on the plans do not require planning permission.

No objections have been received in relation to this application, but the applicant is a member of National Park staff which is why the application has been brought before Members.

Main Issues**Policy Context**

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 and design are compatible with surrounding buildings; that the standards of design are high; 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 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 and that annexe accommodation is ancillary to the main dwelling.

Material Considerations

The proposal comprises minor alterations to the existing dwelling and both the design and materials are in keeping with the host property. No neighbours would be affected and there is no loss of parking provision.

Management Plan

The proposed development helps to meet the National Park Management Plan target set out in Policy C10 which seeks development that will conserve and enhance the built heritage of the National Park.

Recommendation

In view of the above considerations the proposal is in accordance with Development Policy 3 and Development Policy 19 of the Local Development Framework and approval is recommended.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.