

North York Moors National Park Authority

Scarborough Borough Council (North) Scarborough Borough Council (South) Parish: LCPs of Fylingdales and Hawsker-cum-Stainsacre, Fylingdales	App Num. NYM/2014/0517/FL
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Proposal: Construction of garden room to rear (revised scheme to NYM/2013/0268/FL)

Location: 3 Thorpe Green, Fylingthorpe

Applicant: Mr & Mrs S. Cooper, 3 Thorpe Green, Fylingthorpe, Whitby, North Yorkshire, YO22 4TY

Agent: Ursula Bradwell Architects, Seagull House, 2 Wellington Terrace, Whitby, North Yorkshire, YO21 3HF

Date for Decision: 14 October 2014

Grid Ref: NZ 494157 504868

Director of Planning's Recommendation

Refusal for the following reason:

1. The proposed conservatory would dominate the attractive and traditional rear elevation of this historic property. The scale and design of the extension would not reflect or complement the host property and style of the wider local vernacular. Whilst at the rear, the overwhelming scale and horizontal proportions fail to respect the existing architectural and historic context of the host building and its neighbours, contrary to Development Policies 3 and 19 together with the advice set out in Part 2 of the adopted Design Guide and paragraph 64 of the National Planning Policy Framework.

Consultations

Parish (Fylingdales) - No objections.

Parish (Hawsker-cum-Stainsacre) -

Parish (Harwood Dale) -

Fylingdales Village Trust -

Forestry Commission -

Advertisement Expiry Date - 26 September 2014.

Others - **Laura Sheridan, 2 Thorpe Green** - Support the plans as they would enhance the property and would not adversely affect the surroundings or the environment.

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Background

3 Thorpe Green is a substantial late Georgian house located close to the centre of Fylingthorpe village within the Conservation Area. It is of coursed stone under slate construction with painted timber windows and doors. A number of properties on Thorpe Green were built with a south facing orientation to take advantage of views over the valley. The north, (street facing) elevation has been altered and extended over the years whereas the only significant modern interventions in the south-facing elevation are two 1900s-era bay windows. Notwithstanding this the south-facing elevation retains its regular symmetrical appearance with a central doorway and first floor sash windows.

Planning permission was refused in 2013 for the construction of a conservatory to the rear, measuring 9.2 metres wide and approximately 3.6 metres deep under a hipped, lean-to roof. The rear elevation of the conservatory was proposed to have a set of four fully glazed doors, flanked by three smaller casements with stonework beneath. The side elevations were proposed to be solid masonry walls to match the host property. The framework of the conservatory was proposed to be grey coloured powder coated aluminium. This application was refused on the basis of the size and scale of the proposed conservatory, along with the poor quality design. An appeal against this refusal was subsequently dismissed and the Inspector found that:

- the introduction of a large horizontal feature would visually dominate and be out of proportion with the rear façade
- the relatively wide expanse of glazing in the new conservatory would disrupt the hierarchy and sense of balance of the fenestration, in particular the size and modern style of the four full length glazed rear windows.
- the proposal would be an incongruous and oversized addition and would diminish the positive contribution of No. 3 to the Conservation Area.
- changes to the colours, materials and detailing would not overcome the concerns about the scale and its visual impact.

A revised scheme has now been submitted for a conservatory that would measure 10m wide x 4.5m deep with a height of 2.6m and a lantern roof light that would measure above the bottom of the cill of the first floor window. This is bigger than the previously refused scheme, which measure 9.2m wide x 3.6m deep.

The extension would be of more contemporary design with recessed glazing and a roof overhand supported on heavy oak posts.

Main Issues**Adopted Policies**

The relevant NYM Local Development Framework policies are Core Policy G (Landscape, Design and Historic Assets), Development Policy 3 (Design), Development Policy 4 (Conservation Areas) and Development Policy 19 (Householder Development).

Core Policy G seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

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Adopted Policies (continued)

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 4 seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

Development Policy 19 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 and the development does not adversely affect the amenities of neighbouring occupiers or that of the existing dwelling.

The Authority's adopted Design Guide is used to add further detail to the development policies and forms part of the Local Development Framework though is not now part of the statutory 'Development Plan'. It therefore is a material consideration in the determination of planning applications. The Design Guide states that the use of conservatories on small and simple vernacular buildings can have a detrimental effect upon their character.

Conservation Area

Whilst the south-facing elevation of the property is not prominent in the Conservation Area and barely visible from public vantage points, the Authority's Building Conservation Officer has commented that the house makes a significant contribution to the historic and architectural character of the Conservation Area. Local policy states that developments will be supported where there is a high standard of design detailing (traditional or contemporary) which reflects or complements the local vernacular; buildings which make a positive contribution to the Conservation Area are retained and respected and the scale, proportions, design detailing and materials of the development respect the existing architectural and historic context.

Officers consider that the proposed conservatory which occupies the full width of the south-facing elevation is extremely large and results in a structure which entirely dominates this attractive elevation. Furthermore, the Authority's policies relating to extensions require the proposed development to be of a scale, height, form and position which does not detract from the host property. This proposal is not considered to comply with this criteria and has a dominating effect on the original dwelling. It is of an excessive size, which, coupled with the proposed position results in an extension which jars with the attractive proportions of the host property.

Previously Dismissed Appeal

The proposed conservatory would actually be wider and deeper than the previously refused scheme and would dominate the rear elevation of the host dwelling. It does not address any of the reasons for refusal or dismissal of the previous appeal.

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Recommendation

In view of the above considerations, refusal is recommended.

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 with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.