

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Fylingdales	App Num. NYM/2015/0229/FL
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Proposal: construction of single storey extension to provide annexe accommodation following demolition of outbuilding together with enlargement of dormer window

Location: Raven House, Victoria Terrace, Robin Hoods Bay

Applicant: Mr Philip Stark, Raven House, Victoria Terrace, Robin Hoods Bay, YO22 4RJ

Agent: Stephen McGivern, Poets Cottage, Lealholm, Whitby, YO21 2AQ

Date for Decision: 27 May 2015

Grid Ref: NZ 495179 505306

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 | RSUO10 | Family Annexe - Inside Villages - Raven House |
| 4 | MATS08 | Brick and Tiles to be Approved |
| 5 | MATS72 | Black Coloured Rainwater Goods |

Consultations

Parish - Object. The application is an over-development and bedroom access from outside is not a good idea.

Highways -

Natural England – No Comments

Fylingdales Village Trust -

Site Notice Expiry Date - 14 May 2015.

Background

Raven House is a substantial end of terrace three storey brick and pantile dwelling with a two storey rear wing and outbuildings to the rear. The property is located at the bank top of Robin Hoods Bay, to the rear of the Victoria Hotel and comprises a long established bed and breakfast business. It is situated outside the Robin Hoods Bay Conservation Area and is not noticeable in the main street scene. The area is characterised by a mix of two pane, three pane catslide dormer windows and rooflights to serve loft bedrooms.

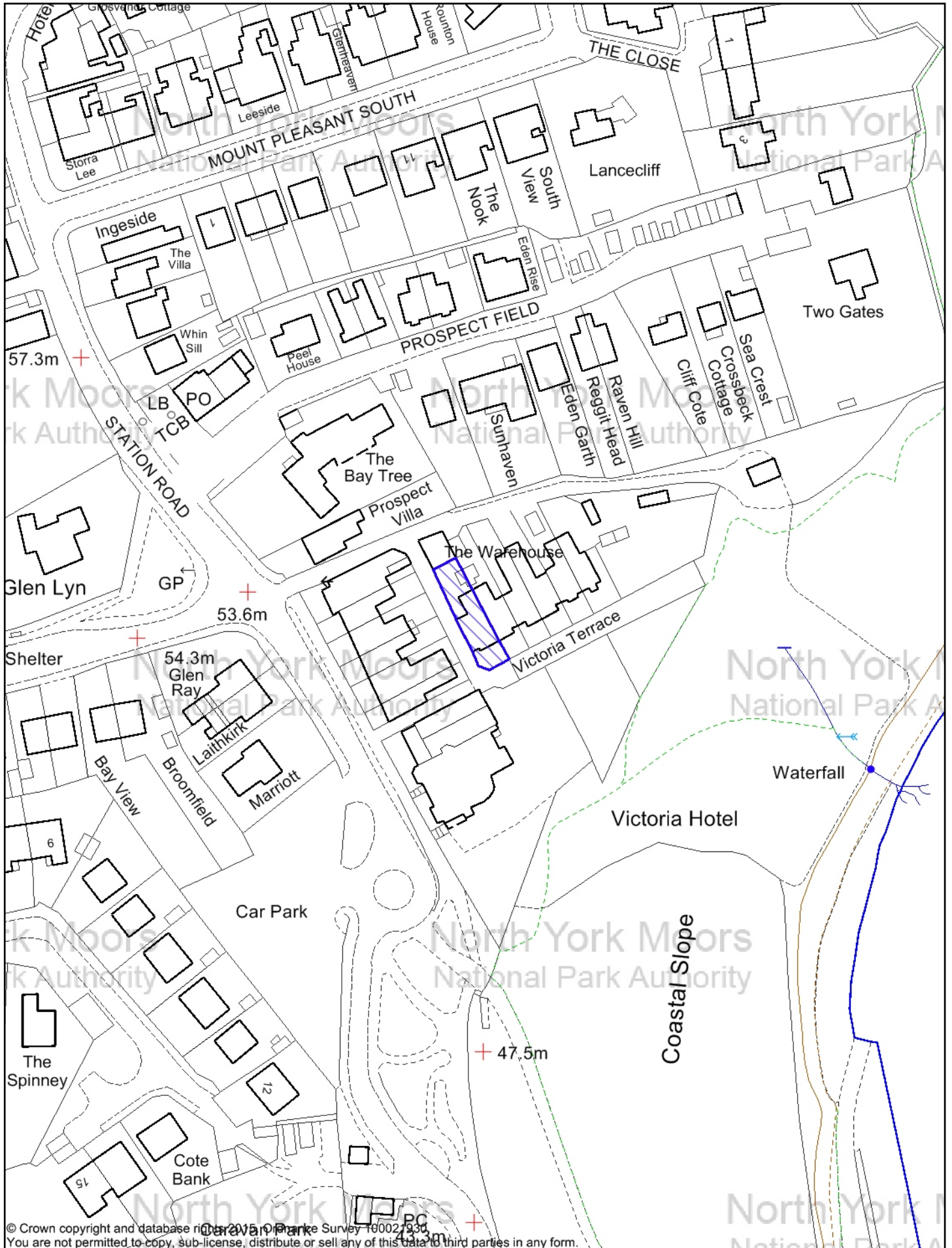
Planning permission was granted in May 2010 for replacement two storey and single storey extensions and construction of catslide dormer window to rear. However, this permission was never implemented.



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

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Scale: 1:1250



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Background (continued)

The property is now in different ownership and a smaller scheme is proposed to provide additional bedroom accommodation for an elderly relative. This proposal seeks full planning permission for the construction of a single storey rear extension following the demolition of the existing outbuilding. The proposed extension measures approximately 8 metres long by approximately 2.5 metres wide, 2.2 metres to eaves and 3.6 metres to ridge. The extension would provide a utility space, bathroom and bedroom, all interlinked and linked to the main house. The bedroom and utility are proposed to have access from outside and natural light is provided to the bedroom and bathroom through rooflights. The extension is proposed to be constructed from matching materials to the host property. The applicant has ensured that the 3 no. existing car parking spaces would be retained, albeit the end space would be reduced in length to match the others.

Policy Context

The relevant NYM Local Development Policies to consider with this application are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

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 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.

Main Issues

The main issues are considered to be whether the proposal is of a size, scale and design which are compatible with the host property and its setting and whether there would be an adverse impact upon the enjoyment of residential amenity of neighbouring properties.

Siting and Design

The proposed extension is at the rear of the property in an area of relatively close-knit development. The area is very utilitarian and is characterised by the rear yards of the properties on Station Road and Victoria Terrace. The design of the extension is very simple and the west elevation is characterised by 2 no. personnel doors and 2 no. rooflights rather than windows. Whilst it is accepted that the extension is relatively long, it is not considered to detract from the character of the host property. The previously approved scheme was significantly larger in terms of size and scale, being part two storey, part single storey, including the provision of a garage. The current proposal is considered to be of a significantly less intrusive nature and its simple, low-level design is considered to respect the character and form of the host property and its setting.

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Impact on Neighbours

The proposed extension would extend along the line of the boundary to the neighbouring property to the east but its single storey design is not considered to result in an adverse impact in the level of amenity currently enjoyed. No windows are proposed in the north-east elevation and therefore, overlooking is not considered to be an issue in this case. Similarly, natural light is proposed to be provided by rooflights rather than windows and this ensures that overlooking issues are not created and similarly, views into the property by passers-by are eliminated.

Recommendation

The proposed extension to provide annexe accommodation is a significantly reduced scheme to that which was approved in 2010 and as such, it is considered that the current proposal represents a form of development which does not result in over-development of the site and it is commensurate with the dwelling and its setting. The annexe accommodation would be physically attached to the main dwelling in accordance with Development Policy 19 and furthermore, the position, size, design and proposed materials are compatible with the host property. In view of the above, approval 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.