

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Eskdaleside-Cum-Ugglebarnby	App No. NYM/2015/0342/FL
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Proposal: variation of condition 2 (material amendment) and condition 9 of planning approval NYM/2013/0626/FL to allow increase of ridge height of Plot 1 by 0.8m, use of white uPVC windows and doors and removal of water tabling from the semi-detached dwellings (units 2 - 5) (to retain as built)

Location: Land to west of Coach Road, Sleights

Applicant: Gray & Sons Ltd, fao: Mr C Gray, 52 Ashbourne Drive, Pontefract, WF8 3RA

Agent: BHD Partnership, fao: Mr Tim Harrison, Airy Hill Manor, Waterstead Lane, Whitby, North Yorkshire, YO21 1QB

Date for Decision: 23 July 2015

Grid Ref: NZ 486565 506754

Director of Planning's Recommendation

Approval subject to the following conditions:

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| 1. | PLAN01 | Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified |
| 2. | WPDR01 | Withdrawal of all PD Parts 1 & 2 and 14 Classes A to I |
| 3. | MATS70 | Guttering Fixed by Gutter Spikes |
| 4. | MATS72 | Black Coloured Rainwater Goods |
| 5. | MATS73 | External Fixtures |
| 6. | LANDS01 | Landscaping Scheme Required |

Consultations

Parish – Comments on original scheme as submitted in May 2015 - No comment

Comments on amended plans received on 11 May 2016 which reduce ridge height and omit dormers -

Highways –

Yorkshire Water -

Site Notice Expiry Date – 6 July 2015

Others – Mr & Mrs Grayson, 11 Eskdaleside, Sleights – Comments on original scheme as submitted in May 2015 - Object to changes in ridge height and inclusion of dormer windows on the semi-detached dwellings. When they are finished they will greatly overlook my house and garden. The dormer would look untidy and the removal of coping stones is out of keeping.

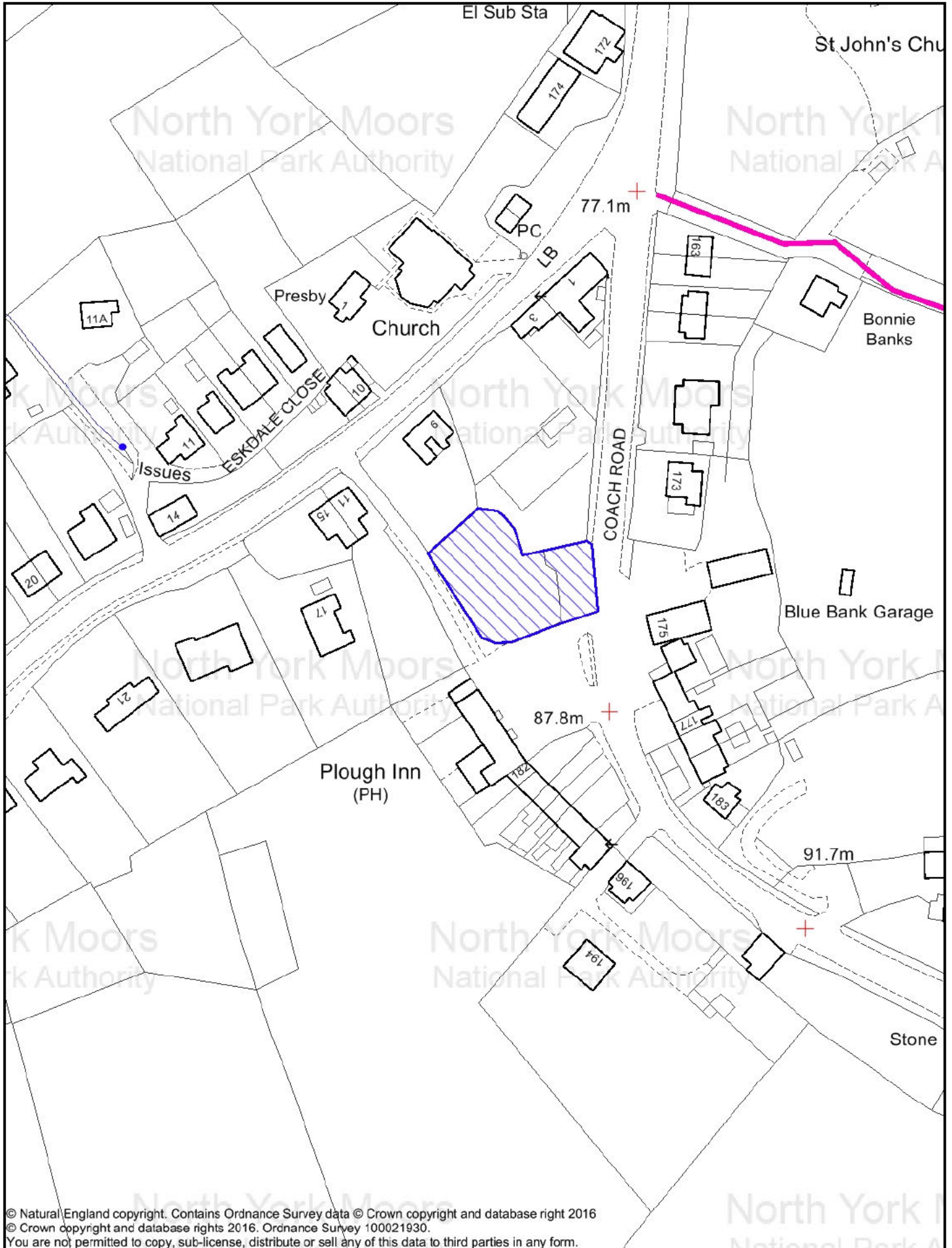
Comments on amended plans received in May 2016 which reduce ridge height and omit dormers -



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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Others continued

Mr R Duck, Windsor Cottage, 9 Eskdaleside, Sleights – Comments on original scheme - Object because these amendments are the result of the developer trying to save money, the removal of coping stones reflects removal of traditional features, introduction of uPVC windows and doors will detract from the visual appearance, changing of ridge height would introduce an additional bedroom and a roof pitch that would be out of keeping. The off-set dormer would also be inappropriate. The detached property is in an extremely dangerous position and only has one parking space – there isn't enough amenity and parking space for this to be a three bed dwelling.

Sadly, Mr Duck has now passed away.

Peter J White, Woodlands View, 15 Eskdaleside, Sleights – Comments on original scheme - Object to change in ridge height and inclusion of dormer on the semi-detached dwellings. This will undoubtedly increase the money the developer gets for the sale of the properties. The proposed removal of coping stones is also unacceptable as will be out of keeping.

Comments on amended plans received in 11 May 2016 which reduce ridge height and omit dormers.

Rebecca Mansoor, 10 Eskdaleside, Sleights - Comments on original scheme as submitted in May 2015 - The newly proposed changes to ridge heights, addition of dormer windows and removal of coping stones will exacerbate existing concerns around the imposing nature of these new properties in the landscape. The original application explicitly stated that the materials and design had been selected for their suitability for the location and overall design and therefore I object to the proposed changes.

Comments on amended plans received in May 2016 which reduce ridge height and omit dormers - Object because the proposed changes are likely to affect every single one of the local characteristics of the development, with the omission of coping stones and use of uPVC.

The few letters of support for the original application stressed the importance of choosing building materials that match neighbouring properties. Of those respondents who opposed the proposal, there was significant concern about the density of the dwellings, that the properties were overlooking 11 Eskdaleside and that the tall, steep pitched roofs would be very prominent in the landscape. The newly proposed changes to ridge heights, addition of dormer windows and removal of coping stones will exacerbate the existing concerns around the imposing nature of these new properties in the landscape.

The reasons for the proposed changes in material and design are not specified. Given that the original application explicitly stated that the materials and design had been selected for their suitability for the location and in order that the overall design would comply with the National Park's best practice guidance, I object to this scheme.

Dr Roger Turner, 13 Mentone Road, Poole, Dorset - Comments on amended plans received in May 2016 - Very disappointed that the dwellings have not been completed as per original application. The increase in height is the main concern as this shows a deliberate disregard of the planning process and has clearly led to a material advantage in terms of top storey space. Local residents consider this is already over development and this only reinforces this point.

Application No. NYM/2015/0342/FL**Background**

The application site is located adjacent to Coach Road in Sleights at the northern edge of the National Park. The site is bounded to the east by the A169, Coach Road and to the south by The Plough Inn. To the west and north are a number of residential properties. The site is set well below street level and is gently sloping with a number of imposed man made level changes.

Planning permission was granted in 2014 for the development of five open market houses on the site and associated access and parking. The application proposed the development of four semi-detached 3 no. bedroom dwellings and a detached 2 no. bedroom dwelling.

A non-material amendment was refused earlier this year which sought consent to alter the design details by omitting the coping stones to all the roof, include stone quoins in the corners of all the dwellings, install cream uPVC windows and increase the pitch and ridge height of the detached dwelling to enable a third bedroom to be incorporated within the roof.

It was determined that these changes had such an impact on the character of the development that they did not constitute a non-material amendment.

Consequently, this revised application has been submitted which as originally submitted sought permission to:

- increase the height of the detached dwelling from 7.2m to ridge to 8.5m to ridge with the addition of a dormer window to rear and two rooflights to the front roof slope.
- removal of coping stones to both pairs of semi-detached dwellings
- installation of white uPVC windows in all five properties, rather than timber windows.

The applicant was advised by Officers that the increase in height would have an unacceptable impact on the street scene and also on the proportions of the dwelling which would be uncomfortably tall and narrow. Consequently a further revised plan has been submitted which include the following changes to the front detached dwelling:

- Omission of dormer window
- Increase in height from 7.2m to 8m (80cm increase) which enables a third bedroom to be provided in the roof space.
- Insertion of one rooflight in rear elevation and two roof lights in front roof slope.
- Increase in width of house from 4.8m to 5.2m (40cm)

All of the above works have been undertaken and this application is now retrospective.

Main Issues

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; and that the standards of design details are high and complements that of the local vernacular.

Local Characteristics

The proposed alterations to the previously approved details would result in design changes which would materially affect the overall character of the development and would introduce

Application No. NYM/2015/0342/FL**Main Issues continued**

design details which are not compatible with the design detailing which characterises Sleights.

The water tabling is proposed to be retained on the front detached property, and it is considered that in this location, this design element is important. The omission of water tabling from the two pairs of semi-detached properties which are set back into the site is less important but regrettable and in combination with other changes including a brick construction. Negotiations to re-instate this feature are ongoing. Members will be updated at the Meeting. Whilst one of the roofs is visible from across the Plough car park as you approach Sleights from the top of the hill, it is not considered that the omission is unacceptable to warrant refusal, particularly as there are other properties in Sleights which don't have such features.

With regards to the use of uPVC, whilst the use of this rather than timber against the advice in the Authority's 2008 Design Guide it is not an element of the development that the Authority considers could uphold a refusal as the site is not within a Conservation Area and a large number of properties within Sleights have been fitted with uPVC windows of similar standard.

Increase in Height of Detached Dwelling

It was previously considered that increase in the height of the roof of the detached dwelling by 1.3m and installation of dormer window, would have significantly altered the proportions of the property, making it appear extremely narrow and tall and also result in overlooking. However, the amended scheme is more sympathetic to the area, it increases the roof height by 0.8m and omits the dormer windows. It is not considered that the increase in height (as built) has resulted in a development that is significantly more prominent within the street scene than that of the scheme originally approved, and again, it is not considered that a refusal of this could be upheld on appeal. The applicant has also suggested the dwelling has been set lower into the ground than the approved scheme. Details of this were awaited at the time of writing this report. Members will be updated at the Meeting.

Recommendation

Consequently it is not considered that the alterations proposed to the height of the detached dwelling or the changes to design and window materials would have an unacceptable impact on the character of the development and on the immediate and wider streetscape and consequently, approval is recommended.

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 recommended changes to the proposal including reduction in height and omission of dormer windows, so as to deliver sustainable development.