

North York Moors National Park Authority

Borough: Scarborough Borough Council Parish:
Hawsker-Cum-Stainsacre

Application No. NYM/2016/0025/NM

Proposal: non material amendment to planning approval NYM/2015/0720/FL to allow alterations to approved window design

Location: 8 Prospect Field, Hawsker

Decision Date: 18 February 2016

Consultations

Parish - No objections.

Site Notice Expiry Date - N/R.

Director of Planning's Recommendation

Approval subject to the following conditions:

1.	PLAN03	The development hereby approved shall only be carried out in accordance with the amendments which comprise alterations to the approved window design as shown on the following documents: Document Description Document No. Date Received Proposed Plans and Elevations D10837-03 Rev D 13 January 2016 The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2015/0720/FL .
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17/02/16

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Background

8 Prospect Field is a two storey, semi-detached stone under roman pantile, hipped roof property located at the northern end of a small residential cul-de-sac towards the north-west of Hawsker near Whitby. The estate comprises a mix of two storey and single storey dwellings (mainly semi-detached properties) set in modest plots. The existing property has an attached single storey, single garage under a lean-to/hipped roof. All windows and doors are of standard white uPVC design.

Planning permission for the construction of a two storey side extension to replace an existing garage was granted in November 2015. The design of the extension was similar to the host dwelling, maintaining the hipped roof design, fenestration detailing and was of a scale to ensure a subservient appearance.

This application seeks approval for a non-material amendment to the scheme to allow for alterations to the approved window design. The proposal shows that the existing windows throughout the host property are also proposed to be replaced in order to ensure consistency of design. The windows are now proposed to be of simple side hung casement design, without glazing bars.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document 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 of the LDF 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

The existing windows are poorly designed, standard uPVC units which have a large fixed pane with narrow top-hung opening sections in the upper third. The revised window details propose the installation of a traditional two or three side hung casement design which are more appropriate for the proportions of the openings and host property in general. A number of properties on Prospect Field already have windows of this design and, overall, the proposal is considered to be an enhancement.

The Parish Council has no objection to the proposal and there have been no other comments received. Therefore, in view of the above, 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 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.

