

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Newby and Scalby

Application No. NYM/2016/0220/FL

Proposal: construction of single storey side extension

Location: Beckdale House, Hackness Road, Scarborough

Decision Date: 24 May 2016

Consultations

Parish - No objections.

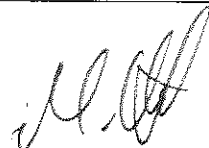
Highways - No objections.

Site Notice Expiry Date - 05 May 2016.

Director of Planning's Recommendation

Approval subject to the following conditions:

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3.	MATS09	All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing building unless otherwise agreed in writing with the Local Planning Authority.
4.	LNDS00	The development hereby permitted shall be carried out in accordance with the tree protection measures set out in paragraph 'Impact of Proposed Extension' of the Tree Survey and Assessment, carried out on 19 April 2016 and prepared by DER Horticultural Consultant, received 29 April 2016.
5.	LNDS00	<p>No work shall commence to clear the site in preparation for the development hereby permitted until protective fencing to form a Tree Protection Zone has been installed around the neighbouring <i>Betula utilis</i> (Himalayan Birch) to be retained, unless otherwise agreed in writing with the Local Planning Authority. The fencing shall comprise a secure vertical and horizontal framework of scaffolding supporting chestnut paling or chain link fencing no less than 1.3 metres in height (or of a specification to be agreed) and shall be positioned at a distance from the trunk as set out in accordance with guidance given in British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. No excavations for services, storage of materials or machinery, parking of vehicles, depositing or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as a Tree Protection Zone.</p> <p>The protective fencing around the Tree Protection Zone shall not be removed or repositioned for the full duration of the development hereby approved without the prior written consent of the Local Planning Authority.</p>



23. May. 2016.

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Reason for Conditions

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	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.	MATS01	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.
4 & 5.	LNDS02	In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

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Background

Beckdale House is a substantial detached Arts and Crafts property located on a private drive which serves a number of other properties, off Hackness Road in Scalby. It is an attractive property of brick under Rosemary tile construction with large formal gardens to the rear.

Planning permission was granted in 2009 for the construction of a roof over an existing patio recess to form a covered seating area at the rear of the property.

This application seeks full planning permission for the construction of a single storey side extension with a glazed lantern roof. The proposed room would extend beyond the side wall of the main dwelling by approximately 2.5 metres and measures approximately 4.6 metres deep, 3.7 metres to eaves and 4.4 metres to the ridge of the lantern roof. The extension is proposed to be constructed of brick to match the host dwelling with white painted timber windows in the front and rear elevations. There are no openings proposed for the side elevation which is on the boundary with the neighbouring property.

Main Issues


The relevant policies contained within the NYM Core Strategy and Development Plan Document relevant to this application are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

DP3 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.

DP19 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 proposed extension is relatively small in comparison to the host property but not out of proportion. The extension would serve as a garden room with double aspect windows and a glazed lantern roof. The design is simple and complements the distinctive architectural character of the main dwelling by reason of the proposed materials, position and design of the windows which match the existing windows throughout the property. The extension would be very close to the boundary with the neighbouring property to the west but there are no window openings proposed which protects the privacy of both properties. This area is currently used as a patio/seating area and therefore, it is likely that any noise or activity disturbance that may have previously occurred would be reduced following the construction of a solid extension.

The Parish Council has confirmed they have no objections to the proposal and no other comments have been received from neighbours.



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The applicant's agent has submitted a tree survey giving consideration to a Himalayan birch which is close to the site of the proposed extension. This tree is growing in the neighbouring garden but is very close to the boundary and as such, its crown spread extends into the application site.

The Tree Survey finds that the tree is approximately 35 to 40 years old, 8/9 metres high with a crown spread of 7/8 metres. It is designated as Class A in the British Standard Class and the Horticultural Consultant states that it is an excellent amenity tree with a life expectancy of up to 100 years. It has a well-balanced branch network and is without defect. Whilst the root system is likely to extend into the application site, it is probable that the roots have been less vigorous under the existing hard surface so provided reasonable protection measures are implemented the extension could be completed without adverse effect to the tree. It is recommended that a root and branch protection zone is established and only hand digging allowed in the area.

The Authority's Woodland Officer has concurred with the Horticultural Consultant and advised that the tree should definitely be retained as it is recorded a Category A tree. All work should be carried out in accordance with the recommendations and guidance in BS5937.

The proposed extension is considered to be of a size, scale, design and materials which are commensurate with the host property and in compliance with Development Policies 3 and 19 of the NYM Core Strategy and Development Policy Document. Subject to an appropriate condition to ensure the protection of the adjacent tree, and there being no other comments in relation to the scheme, 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.