

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Aislaby

Application No. NYM/2016/0364/FL

Proposal: alterations and extensions to dwelling and creation of vehicular access, turning and parking areas

Location: 17 Egton Road, Aislaby

Decision Date: 13 July 2016

Consultations

Parish - No objections.

Amended Plans -

Highways - The existing dwelling does not currently have any off street parking, at this location Egton Road is 4.5m in width. This is a rural village and parking off the public highway would benefit all highway users. Consequently the Local Highway Authority recommends Conditions to be attached to any permission granted.

Amended Plans - No further recommendations to this application on the clear understanding that the original conditions previously applied are still valid.

Natural England - No objection.

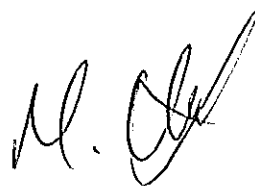
Amended Plans -

Site Notice Expiry Date - 22 June 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.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location/Site Plan</td><td>D10924-01 Rev A</td><td>17 May 2016</td></tr><tr><td>Proposed Floor Plans and Elevations</td><td>D10924-04 Rev B</td><td>17 May 2016</td></tr><tr><td>Proposed Block Plan and Elevation</td><td>D10924-02 Rev G</td><td>13 September 2016</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Location/Site Plan	D10924-01 Rev A	17 May 2016	Proposed Floor Plans and Elevations	D10924-04 Rev B	17 May 2016	Proposed Block Plan and Elevation	D10924-02 Rev G	13 September 2016
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3.	MATS00	All new stonework, brickwork and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.												




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4.	HWAY00	<p>Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:</p> <ul style="list-style-type: none"> i) The crossing of the highway verge and/or footway shall be constructed in accordance with the approved details and/or Standard Detail number E6W. ii) That part of the access(es) extending 6 metres into the site from the carriageway of the existing highway shall be at a gradient not exceeding 10%. iii) Provision to prevent surface water from the highway discharging onto the existing or proposed site/plot shall be constructed and maintained thereafter to prevent such discharges. <p>All works shall accord with the approved details unless otherwise agreed in writing by the Local Planning Authority.</p>
5.	LNDS00	<p>The development hereby permitted shall be carried out in accordance with the Tree Protection Measures set out in section 5 (pre-Development and Site Preparation Works), section 6 (Tree Protection Measures During Development) and Section 7 (Post-Construction Considerations) of the Arboricultural Method Statement inc. Impact Assessment ref.: ARB/CP/1385, September 2016, prepared by Elliot Consultancy Ltd.</p>
6.	LNDS13	<p>Any work carried out in accordance with the development hereby permitted and within the crown spread of trees (above or below ground) shall comply with the following conditions:</p> <ul style="list-style-type: none"> i) There shall be no excavation with machinery and all trenches shall be dug carefully by hand retaining as many roots as possible; ii) No roots over 25mm in diameter shall be cut; iii) When backfilling trenches, an inert granular material mixed with top soil or sharp sand (NOT builder's sand) shall be placed around the retained roots and compacted carefully; iv) Heavy mechanical plant shall not be moved or used within the crown spread of the trees, except on existing hardsurfaces; v) Equipment, spoil or building material (including chemicals) shall not be stored within the crown spread of the trees. <p>If any trunk or branches of a tree are damaged in any way, the utility operator shall carry out any remedial tree work recommended by the Authority's Woodland Officer.</p>

Continued (Informatives).../



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Informatives

1.	<p>MISCINF 01 – BATS</p> <p>All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.</p>
2.	<p>In relation to condition 4 you are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.</p>

Reason for Condition(s)

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.	HWAY07	In accordance with NYM Development Policy 23 and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.
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.
6.	LNDS04	The trees within the vicinity of the site are of significant amenity value and every effort shall be made to protect them in accordance with NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

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Background

This application relates to the construction of extensions and alterations to 17 Egton Road, along with the creation of a vehicular access, turning and parking area.

The property is modern brick and artificial stone, detached dwelling with the main access and living space located at first floor level. The property is located at a lower level than the main road through the village. The access ramp is proposed to come down from the west side of the property and slope down gradually towards the house to a parking and turning head.

The extensions proposed are to the south side of the property to create a predominantly glazed gable extension to the kitchen/open plan living area at first floor level and a flat roofed extension at ground floor level which will be a dressing area with a terrace above.

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; 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 and the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling.

The extensions to the property are proposed to be constructed in a manner which ties in with the character of the existing property without having any adverse impact on the neighbouring properties. No objections or comments have been received in relation to the proposal from the Parish or the neighbouring properties.

The proposed access gradually slopes down from the road level across the garden and will be retained by a stone wall to the west side where the drop is higher. A mature beech tree is located in the vicinity of the driveway along the roadside, however a report submitted with this application states that the tree should not suffer any detrimental effect from the proposed driveway. The report states that "there will be no real interference with the root system as the drive will be built up in level on a cellular matting with gravel around the tree so that no soil compaction occurs".

The Authority's Woodland Officer advised that the supplied documentation did not provide sufficient detail to assess the potential impact of the development on trees; the copper beech in the front garden is subject to a tree preservation order and another tree on land to the west also has a tree preservation order. Consequently, the Woodland Officer recommended refusal or for a suitably detailed arboricultural report being submitted to allow further assessment.



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A full Arboricultural Method Statement including Impact Assessment was commissioned by the applicant and submitted for consideration, together with a revised layout including amendments to the proposed parking and turning area. The Authority's Woodland Officer has commented that the revised details make better consideration of the requirements of trees and on balance, he considers the proposal can be implemented with a low level of risk to the trees. However, it is noted that there is still some potential impact and the margin for error is small. The recommendations in the report must be implemented very closely and all works taking place in the RPA should be carried out with due regard to avoiding compaction of soils. The report does not refer to any lowering of soil levels and therefore it is assumed there will be no excavation in the RPA. Where it is required for retaining walls etc. this should be carried out by hand and significant roots exposed should be retained.

The Highway Authority has no objections to the original application and can see the benefit of reducing the level of on street parking in the locality. Following consideration of the amended layout, the Highway Authority has no further recommendations subject to the use of the conditions originally recommended.

As the proposal is considered to accord with the requirements of Development Policies 3 and 19 therefore 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



