

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Silpho

Application No. NYM/2016/0408/NM

Proposal: non material amendment to planning approval NYM/2010/0854/FL to allow the use of pantiles on part of single storey extensions to the rear

Location: Edgemoor
Silpho

Decision Date: 29 June 2016

Consultations

Parish -

Site Notice/Advertisement Expiry Date – N/A

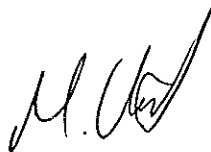
Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN00	The development hereby approved shall only be carried out in accordance with the amended plans which comprise the use of clay pantile on part of the single storey rear extension. Otherwise the development shall be carried out completely in accordance with the approved plans and imposed conditions of planning approval NYM/2010/0854/FL
----	--------	---

Reason for Condition(s)

1.	PLAN00	For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
----	--------	--



27th June 2016.

Application Number: NYM/2016/0408/NM

Background

This application relates to the north eastern half of a pair of semi-detached stone and slate 2 storey dwellings located within the scattered settlement of Silpho.

The application property is set within a substantial garden at both side and rear and to the rear of the application site and the attached dwelling is a single storey stone and pantile outbuilding that straddles the boundary between the two properties. There is a 2 metre high stone boundary wall which extends from the rear of the house to the outbuilding.

Planning permission was approved in 2010 for a side extension and single storey rear extension, comprising a lounge, with a narrow link between the outbuilding and the house.

It was proposed that materials would match those of the host dwelling, with roof covering to be slate unless otherwise approved in writing.

This application seeks consent to amend the roof material on the rear single storey extension, to be clad in pantile to match the existing outbuilding.

Main Issues

Development Policy 19 of the Local Development Framework 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.

The principal of the development of this site has already been accepted and the changes proposed are very minor in nature, and would still be in keeping with materials used in the area, and would not have a detrimental impact on the character and design of the extension to this dwelling.

In view of the above, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

Approval (Amendments Requested and Received)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including omission of internal alterations, so as to deliver sustainable development.