

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Harwood Dale

Application No. NYM/2016/0423/FL

Proposal: construction of single storey rear extension following removal of bay window

Location: Bumble-Bee Hole
Harwood Dale

Decision Date: 03 August 2016

Consultations

Parish – No objections

Site Notice Expiry Date – 12 July 2016

Director of Planning's Recommendation

Approval subject to the following condition(s):

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.

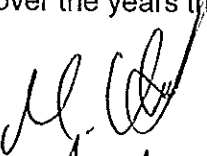
Reason for Condition(s)

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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.

Background

Bumble Bee Hole is a traditional detached stone farmhouse under a pantile roof situated approx. 1 kilometre to the west of Harwood Dale and set within 12 acres of land. There are no other residential properties in close proximity to the application site.

The oldest part of the house is two storey but over the years the house has been altered and extended.


2nd. August. 2016.

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This application seeks permission to construct a glazed link extension along the single storey element of the dwelling, to provide an internal link between the lounge and dining room.

The extension would be contemporary in style and would measure 1.2m deep x 10.9m long. It would be designed with large areas of glazing with timber framework and a terne coated stainless steel roof. The extension would replace an unattractive large bay window. Planning permission is required because this isn't the original part of the dwelling.

In support of the applicant, the agent has advised that:

"My approach is based on maximising the transparency of the extension (but within traditional materials) so that the existing stone elevation behind is clearly seen through the glazing."

Main Issues

Development Policy 19 of the NYM Local Development Framework is supportive of proposals for extensions or alterations to dwellings provided that the scale, height, form, position and design does not detract from the character and form of the original dwelling or its setting and it would not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

The scale, form and design of the proposed extension would be light weight in appearance and the contemporary design is considered to be an improvement to the existing large bay window and will allow the original stone elevations to be still seen.

The property occupies a substantial plot and as such it is considered that the proposed extension can be accommodated without any significant loss of amenity space for the occupants. Furthermore there are no immediate neighbours that might otherwise be affected by the proposed extension.

As such the development is considered to comply with Local Development Framework Policy 19 and 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

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