

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(North)  
Parish: Aislaby

Application No. NYM/2016/0461/FL

Proposal: installation of timber partition, single door and window following removal of existing garage door

Location: 15b Main Road, Aislaby

Decision Date: 30 August 2016

## Consultations

Borough/District -

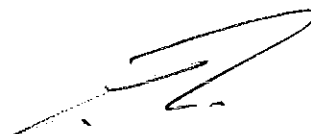
Parish – No objection

Site Notice Expiry Date – 11 August 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.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Elevation and Plan</td><td>3.254-03 Rev B</td><td>19 August 2016</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Proposed Elevation and Plan	3.254-03 Rev B	19 August 2016
Document Description	Document No.	Date Received						
Proposed Elevation and Plan	3.254-03 Rev B	19 August 2016						
3.	MATS47	The external face of the timber framework hereby approved shall be set at the back edge of stone walls as shown on the proposed plan and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.						
4.	MATS00	The external timber cladding of the building hereby approved shall be painted dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.						



30/08/16

---

**Application Number: NYM/2016/0461/FL**

---

**Reason for Condition(s)**

1.	RSN TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN 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 & 4	RSN MAT02	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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

**Background**

15b Main Road Aislaby is a relatively modern detached stone and pantile dwelling located at the centre of the Conservation Area.

This application is to replace an existing up and over style garage door with a timber boarded partition which will incorporate a single door and window.

The scheme has been amended during the processing of the application to include a pencil mould detail and will be painted dark brown.

The new timber boarded partition will be set at the back edge of the garage door reveal and no changes are proposed to the opening.



---

**Application Number: NYM/2016/0461/FL**

---

**Main Issues**

Core Policy G of the Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

Development Policy 4 of the Local Development Framework seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

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 and the development does not adversely affect the amenities of neighbouring occupiers.

The proposals are domestic alterations which will be visually prominent in the Conservation Area. The alteration proposed will not have a negative impact on the setting and have taken on board design details improvements suggest by the Building Conservation Officer.

With the conditions proposed above the proposal is considered to enhance the appearance of the Conservation Area in line with the requirements of Development Policy 4 and therefore 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 recommended changes to the design detailing of the proposal, so as to deliver sustainable development.



