

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(North)  
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2016/0467/FL

Proposal: construction of first floor sun room extension

Location: Spring House  
Hobbin Head Lane  
Sleights

Decision Date: 02 September 2016

## Consultations

Parish -

Highways – No highway objection

Natural England – No objection

Site Notice/Advertisement 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	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>Plans as existing and proposed or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</td><td>BP/01/c</td><td>24 August 2016</td></tr></tbody></table>	Document Description	Document No.	Date Received	Plans as existing and proposed or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	BP/01/c	24 August 2016
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### Reasons for Conditions:

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.

## Background

Spring House is an isolated property located on Hobbin Head Lane, Sleights. It is a smallholding on a hillside rising steeply from Hobbin Head Lane to the main road (A169). The dwelling on the site is a two storey cottage which sits to the north side of the site facing Hobbin Head Lane. To the west of the site are a number of animal cages and stables. To the south of the site are a range of buildings.



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The property is constructed of stone and pantile, but is not of traditional proportions. It has a cat slide dormer to the front and a flat roofed side extension to the west. This area is used as a roof terrace and has access to it via a ramp from the rising land to the rear.

It is on this area which the applicant now wishes to construct a first floor conservatory. The glazed roof is set just below the verge of the roof of the main house, although at a slightly different angle to maximise the amount of head height in the structure. The lower section of the walls are proposed to be clad with stained boarding to match the existing fence around the roof terrace and offer some privacy for those using the conservatory.

The structure is proposed to be fully glazed in a stained wooden frame with access to the existing ramp to the rear through a doorway.

**Main Issues**

The Policy pertinent to the determination of this application is DP19.

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

The main issue in relation to the proposal relates to the elevated siting of the conservatory and the impact that this would have on the surrounding landscape.

Due to the steep topography and narrow roads the property is not prominent in the wider landscape and passers-by will only get a glimpse of the proposed conservatory as they pass.

Amended plans have been sought and received to give the southern gable elevation a more vertical emphasis and less bulky appearance. The applicant was however unwilling to reduce the height of the eaves of the conservatory so that the angle of the roof tied in better with that of the main house due to the limited head room within the proposed space already.

The proposed, fully glazed extension will, by virtue of the location, design and materials, draw the eye more than the existing buildings on the site however in the context of the existing property and site location it is not considered that the proposal is so harmful to warrant refusal.

**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 proposal to improve the gable end detailing, so as to deliver sustainable development.

