

# North York Moors National Park Authority

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

Application No. NYM/2016/0479/FL

**Proposal:** Construction of single storey side garden room extension

**Location:** Lingers Hill Cottage, Thorpe Lane, Robin Hoods Bay

**Decision Date:** 25 August 2016

## Consultations

Parish – No objections.

Fylingdales Village Trust -

Site Notice Expiry Date – 5 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 border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location Plan</td><td></td><td>30 June 2016</td></tr><tr><td>Proposed Elevations</td><td>3014L.16.03G</td><td>28 July 2016</td></tr><tr><td>Proposed Ground Floor Plan</td><td>3014L.16.02F</td><td>28 July 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	Location Plan		30 June 2016	Proposed Elevations	3014L.16.03G	28 July 2016	Proposed Ground Floor Plan	3014L.16.02F	28 July 2016
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Proposed Ground Floor Plan	3014L.16.02F	28 July 2016												
3.	WPDR00	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A and C (or any order revoking and re-enacting that Order), no additional windows or roof windows shall be inserted in the south east (rear) elevation or roof slope of the extension hereby permitted without a further grant of planning permission being obtained from the Local Planning Authority.												
4.	MATS06	No work shall commence on the excavation works for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained on the development site until the development hereby approved has been completed.												

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5.	MATS15	The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6.	MATS55	No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7.	MATS60	All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8.	MATS00	No work shall commence on the installation of any window or door in the development hereby approved until detailed plans showing the constructional details and external appearance of all window frames, external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. All windows and doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with 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.
3.	RSNWPDR01	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
4. & 5.	RSNMATS01	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.
6. – 8.	RSNMATS02	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.

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**Background**

Lingers Hill Cottage is an attractive vernacular semi-detached property built of coursed stone under a steeply sloping pantile roof which lies on Thorpe Lane at the very northern limits of Fylingthorpe. It is unusual in that the front elevation faces away from the road into the garden and the roadside elevation is very much the rear of the property. The property is bounded immediately to the south east by the old railway line, now a well-used permissive recreational route, The Cinder Track.

The property occupies a reasonably sized plot which lies mainly to the side (south east) of the property. Parking to both Lingers Hill Cottage and the adjoining property, Apple Farm is to the rear, which is accessed via a gravelled drive to the south eastern side of the property. The two properties were until recently in the same ownership and let as holiday cottages. They were sold off separately in November 2011.

Planning permission was granted in 2012 for the insertion of two catslide dormer windows on the rear roof slope to facilitate use of the roof space as a bedroom and shower room, and works have been completed.

This application seeks planning permission for a single storey side garden room extension to the property. The proposed extension would be constructed of stone and pantiles to match the host property to the road side elevation but the gable end and front elevation facing onto the garden would be heavily glazed with bi-folding doors.

**Main Issues**

The relevant policy of the Core Strategy and Development Policies Document is Development Policy 19 which 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. Development Policy 3 also seeks to ensure that a high standard of design detailing is used, whether traditional or contemporary which reflects or compliments that of the local vernacular.

The main issue to consider is whether the proposed extension would preserve or enhance the character and appearance of the host dwelling.

The proposed extension would be modest in size and scale so as to be subservient to the host property. The roadside elevation would be predominantly stone under a pantile roof with one small window so as to preserve the existing high solid to void ratio of the host property and its character and appearance. The heavily glazed gable and front elevation with rooflights to the front roof slope would have a more contemporary feel which would give a lightweight feel to the extension and allowing views of the exposed stonework to the gable wall, complementing the traditional form and design of the host property.

Given the location of the extension on the south eastern gable, away from the neighbouring properties, it is not considered that it would have an adverse impact on the residential amity of any neighbouring occupants.

As such in terms of detailed design it is considered that the proposed extension would not have an adverse impact on the character or appearance of the host dwelling and would

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accord with Development Policies 3 and 19 of the Core Strategy and Development Policies Document and the Authority's Design Guide (Part 2: Extensions and Alterations to Dwellings).

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

*A. Allen 8/8/16*