

North York Moors National Park Authority

Scarborough Borough Council
Parish: Eskdaleside-Cum-Ugglebarnby

Application No: NYM/2016/0526/NM

Proposal: Non material amendment to planning approval NYM/2015/0033/FL to allow alterations to roof design, relocation of approved flue pipe and omission of chimney

Location: Glen Farm, 3 The Cliff, Iburndale

Decision Date: 26 August 2016

Consultations

Parish -

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN00	Notwithstanding the details of the approved plans to NYM/2015/0033/FL, this permission permits the change to allow alterations to roof design, relocation of approved flue pipe and omission of chimney. The development shall accord in all other respects with the approved plans and imposed conditions on planning permission NYM/2015/0033/FL.
2.	MATS 74	All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Informative(s)

1.	The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com
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23/08/16

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Background

This is a non material minor amendment application to allow alterations to roof design, relocation of approved flue pipe and omission of chimney at Glen Farm, 3 The Cliff, Iburndale.

Glen Farm consists of a relatively modern two storey detached dwelling of 1950/60's construction along with a collection of outbuildings set within approximately 0.5 acres of land alongside other properties on Iburndale Lane in Sleights village.

Planning permission was granted in March 2015 to extend the dwelling at the rear in order to provide a large farmhouse suitable for the applicant's young/growing family.

The proposed extension takes on a contemporary approach, the proposed footprint measures 6 metres wide and 6.3 metres long and provides an internal floor area in the region of 32 square metres per floor. The extension is partially complete in natural stone dressed to match the existing house as closely as possible with a red clay pantile roof.

The extension includes traditional detailing such as water tabling however this amendment seeks to remove the overemphasised kneeler stones and substitute this for a traditional gable end to be constructed. The reason being the previous design would allow less head height and light into the upper room.

The windows and doors as originally planned will be of powder coated aluminium with timber internal frames together with an external balustrade to serve a first floor terrace will be of glass.

A further change, for safety reasons, in place of an internal chimney flue is an external flue pipe in a relocated position on the west elevation. The flue will now exit the side wall at ground floor, and project up slightly beyond the eaves approximately halfway up the extended roof. A ground floor side window has been omitted to make way for the siting of the flue.

In all other respects the development remains as originally planned.

Main Issues

Development Policy 3 of the NYM Core Strategy and Development Plan Documents seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 19 NYM Core Strategy and Development Plan Documents 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, or that of the existing dwelling.

The revisions to the design of the approved extension are considered to be of an acceptable scale and nature. Overall the gable width wouldn't change however the eaves line will increase slightly to allow the kneelers to be ironed out in favour of a traditional eaves line into a pitched roof. The extension and added flue on the west elevation remains in keeping with the host building with a cohesive appearance.

On balance, it is considered that the non material revisions in this instance can be achieved so that overall the net impact of the scheme as a whole will not detract from the character or appearance of the host building, the wider landscape or impact on the amenity of neighbouring properties. Incidentally, no comments were received during the course of the original application.

In view of the above and there being no other comments received, 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 confirm that the development is likely to maintain the economic, social and environmental conditions of the area.

