

North York Moors National Park Authority

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

Application No. NYM/2016/0549/FL

Proposal: Installation of replacement uPVC woodgrain casement windows and sealed units to velux windows

Location: Whitby Group Practice, Station Road, Robin Hoods Bay

Decision Date: 27 October 2016

Consultations

Parish – Supports the application as it will increase the security of the building.

Fylingdales Village Trust -

Site Notice Expiry Date – 5 October 2016

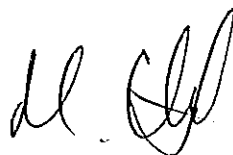
Director of Planning's Recommendation

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.



17th . OCT . 2016 .

Application Number: NYM/2016/0549/FL

Background

This application relates to the doctors surgery in Robin Hoods Bay which is located immediately to the south of the main visitor car park in the village and the village hall. Access to the surgery is shared with the car park and the village hall. It is a modern property, predominantly single storey and built of coursed stone under a pantile roof with dark stained timber windows.

Planning permission is sought to replace the existing timber windows with 'rosewood' uPVC windows to match the existing windows in terms of design, glazing pattern and method of opening.

Main Issues

The relevant policy of the Core Strategy and Development Policies Document is Development Policy 3 (Design).

Given the modern construction of the building and the mahogany stain of the existing timber windows, it is considered that the use of 'rosewood' colour uPVC windows would not detract from the appearance of the building or the character of the wider area. As such the proposal is considered to comply with Development Policy 3 and approval is recommended.

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.

