

North York Moors National Park Authority

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

Application No. NYM/2016/0650/FL

Proposal: construction of replacement dwelling (part retrospective)

Location: Oakwood, Fylingdales

Decision Date: 03 November 2016

Consultations

Parish – No objections

Highways – No objections

Forestry Commission – refer to standing advice

Environmental Health Officer -

Site Notice Expiry Date – 13 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.
3.	MATS00	Notwithstanding the details submitted, no work shall commence on the construction of the walls of the development hereby permitted until details of the texture and paint colour of the render, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority. The rendering and painting shall be completed no later than one month after the development hereby permitted being first brought into use.
4.	MATS13	The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.

Informative(s)

1.	MISC INF09 Please note that the footpath/track situated to the north west the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.
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A. Allen 24/10/16

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Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	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.	MATS01	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.

Background

Oakwood is a detached modern bungalow constructed with white rendered external walls and flat concrete tile roof. It is sited in an isolated location, near Fylinghall School in Fylingdales. The property is situated on a steeply sloping hillside and consequently, the front south east facing elevation has a decking area attached to the ground floor area which is approximately 2 metres above outside ground level.

Planning permission was granted in 2006 for extensions to the property, comprising replacing the existing greenhouse with a bedroom and bathroom extension and to extend the previous lounge extension with a dining room extension. With that previous application, the Parish Council expressed concerns about the white render of the property and how prominent that made it, and it was agreed that the dwelling would be rendered a stone colour.

Planning permission was subsequently granted earlier this year, for an additional extension to the rear of the property replacing the existing cloak room and utility room with a larger rear extension measuring 2.2m deep x 11.6m wide (2m narrower than length of bungalow) and an infill at the side measuring 2.5m wide x 3.5m deep, to enable a re-arrangement of internal space so that the kitchen, dining and living room area are all located on the south east elevation with access out onto the veranda and views across the valley. It was also proposed to alter a large lean-to sloping roof and 1970's style external chimney stack, to a large and wide gabled extension.

The applicant also submitted details suggesting the property would be re-rendered with a rough render coloured "mint" which is effectively a white with a hint of green. However, in view of the previous requirement to render a stone colour, it was considered that "mint" would be too stark and stand out across the hillside and would therefore not be an appropriate colour.

The applicant began to implement the permission and constructed the extension but in the process it was found that the north facing gable, front elevation and roof needed replacing due to rot and infestation of woodworm.

The property has still been developed in accordance with the footprint and design of the previous approval but with more re-building than was previously approved.

A. Allen 26/10/16

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Main Issues

Core Policy CPJ of the Local Development Plan seeks to ensure the provision of a mixture of housing types and tenure to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable housing. This is to be achieved through locating all open market housing, including new build and converted units to the Local Service Centre of Helmsley and the Service Villages, as well as other measures including supporting the development of local needs housing within the main built up area of the local service villages and other villages, and restricting new housing development in the Open Countryside to that which is proven as essential for farming, forestry or other essential land management activities.

Development Policy 3 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 and design are compatible with surrounding buildings; that the standards of design are high; 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 of the LDP 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; the development does not adversely affect the amenities of neighbouring occupiers and that annex accommodation is ancillary to the main dwelling.

The previously approved extensions to this property were considered acceptable, and this revised scheme does not alter the appearance or scale of the resultant dwelling, although a large part of it has had to be re-built.

It is not considered that it would be reasonable to consider it as an entire replacement dwelling requiring a local occupancy restriction as the dwelling is exactly the same as previously approved in terms of size and design.

In view of the above, approval is recommended.

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

Approval (No Amendments Required)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

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