

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Broxa-Cum-Troutdale

Application No. NYM/2016/0671/FL

Proposal: construction of single storey rear extension and alterations to outbuilding to form additional living accommodation

Location: Rosegarth, Main Street, Broxa

Decision Date: 04 November 2016

Consultations

Parish -

Site Notice Expiry Date - 26 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.	RSUO10	The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Rosegarth , shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the family or the occupier of the main dwelling.
4.	MATS03	All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.
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.	MATS41	All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

H. Sav...
4/11/16

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Informative

1.	MISC INF01	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
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Reason for Conditions

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.	RSUO10	The site is in a position where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the annexe and main dwelling in accordance with NYM Development Policy 19.
4 & 5.	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.
6.	MATS02	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.

A. Sainsbury
4/11/16

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Background

Rosegarth is a semi-detached residential dwelling located at the entrance to the remote settlement of Broxa. The property is a two storey stone under slate dwelling, fronting (but set back from) the road with attractive barge board detailing and architecturally distinct for this locality. The property has a single storey flat roof rear extension and a small range of traditional stone and pantile outbuildings immediately behind the property and it is set within a very generous plot.

This application seeks full planning permission for the construction of a link extension to the utilitarian domestic outbuilding together with the conversion of part of this building to form a family room.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policies Document are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

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, 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 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, or that of the existing dwelling and that annexe accommodation is ancillary to the main dwelling and will remain under the control of the occupier of the main dwelling.

The principle of the proposed link extension and conversion to increase the living accommodation at Rosegarth are considered acceptable. The existing traditional outbuilding is considered to be very attractive and a charming example of local architecture where functional buildings were positioned in close proximity to the main house to create a utilitarian yard area. The outbuilding has been little changed over the years but it is accepted that repairs are becoming necessary. The proposed changes are generally of a domestic character and the proposal will see the removal of large areas of stonework to provide patio doors. The proportions of the openings however are reminiscent of cartshed openings and stable doors. They will be simply treated with plain sheet glazing and will be out of public view. The property is not within a designated conservation area and is not listed. The construction of a part-pitched roof over the existing rear flat roof and new link provide a significant visual enhancement to the site.

The Parish Council has not commented on the application and no other comments have been submitted.

The proposed extension is not considered to represent unacceptable harm to the amenities of the neighbouring occupier and would not significantly detract from the character of the host dwelling or its setting.

A. S. S. S.
4/11/16

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In view of the above, it is considered that the application complies with the requirements of DP3 and DP19 and approval is therefore recommended.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

A. Samson
4/11/16