

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Staintondale

Application No. NYM/2016/0673/FL

Proposal: construction of extension to existing storage building to provide log store/boiler house

Location: The Wath
Gainforth Wath Road
Cloughton

Decision Date: 02 November 2016

Consultations

Parish -

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	The roof sheeting 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.
4.	MATS26	The external elevations of the boiler and log store hereby approved shall, within three months of first being brought into use, be clad in dark brown profiled sheet cladding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
5.	MATS00	All new doors hereby approved shall be side hung. Within six months of the date of their installation they shall be coloured dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6.	MATS74	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.



1st Nov. 2016.

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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.	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.
4-6.	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.

Background

The Wath is an isolated dwelling located on Gainforth Wath Road that leads from the main A170 from Scarborough to Whitby, to Ravenscar. The property comprises a 1960's style bungalow which is partly smooth rendered and partly stone faced, with a red pantile roof and flat roofed integral garage on the north elevation of the property.

This application seeks full planning permission to extend an existing domestic outbuilding within the curtilage of the dwelling, to provide a store for a biomass boiler and logs.

The existing domestic store building is constructed of stone, blockwork and a profile sheet roof. Its footprint is "L" shaped and it is proposed to infill the corner with an extension measuring 3.8m deep x 6.75m wide. The extension would have a lean-to profile sheet roof to match the existing building, with dark brown profile sheet elevations and large side hung double doors.

Immediately to the north of the building is a larger, profile sheet agricultural storage building, also within the curtilage of the dwelling.

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Main Issues

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 proposed extension would be in keeping with the existing development on the site and would not be visually intrusive in the immediate or wider landscape. Furthermore, the building is required to enable the provision of a renewable source of energy for heating the property.

In view of the above, the proposal is considered to be in accordance with DP3 and 19 of the Local Development Plan and approval 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.



