

North York Moors National Park Authority

Scarborough Borough Council
Parish: Aislaby

Application No: NYM/2016/0692/FL

Proposal: Alterations, construction of single storey rear extension and first floor side extension together with replacement dormer windows and porch to front elevation

Location: 15A Main Road, Aislaby

Decision Date: 23 November 2016

Consultations

Parish – No objection.

Highways – Not expected to intensify the amount of traffic going between the site and the publicly maintainable highway. Therefore, there are no local highway authority objections to the proposed development.

Site Notice Expiry Date – 4 November 2016.

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME 01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.									
2.	PLAN 01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Red/Blue line plan</td><td>16016-00-000</td><td>28 September 2016</td></tr><tr><td>Proposed plans, Elevations, Sections</td><td>16016-30-000 Rev A</td><td>21 November 2016</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Red/Blue line plan	16016-00-000	28 September 2016	Proposed plans, Elevations, Sections	16016-30-000 Rev A	21 November 2016
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Red/Blue line plan	16016-00-000	28 September 2016									
Proposed plans, Elevations, Sections	16016-30-000 Rev A	21 November 2016									
3.	MATS 13	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.									
4.	MATS 28	No work shall commence on the timber cladding of the development hereby permitted until details, including the design and fixing of the timber cladding 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.									

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Conditions (Continued)

5.	MATS 40	No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6.	MATS 00	No work shall commence to stain/paint the windows/doors in the development hereby approved until details of the paint colour/finish of the windows has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details, completed within six months of the date of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7.	MATS 47	The external face of the frame to all new windows shall be set in a reveal of a minimum of 100mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Informative(s)

1.	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 Condition(s)

1.	RSN TIME 01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN 01	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.	RSN MATS 01	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 to 7.	RSN MATS 02	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.

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Background

This application is for alterations, construction of single storey rear extension and first floor side extension together with replacement dormer windows and porch to front elevation at 15A Main Road, Aislaby.

The application site is centrally located within the village and Conservation Area of Aislaby, near Whitby and is accessed from Main Road. The site encompasses the existing dwelling, a detached garage and stable block in over 1.5 acres including a large mature garden at the rear.

The property in question was constructed in the early eighties using local materials, uPVC windows, rainwater goods and fascia boards. The design of the property is based upon the chalet bungalow typology with a two room deep plan layout and accommodation within the pitched roof together with eaves level dormer windows.

In 1983 planning permission was granted for a garage and stable block now fully implemented on the site. In 1990 planning permission was refused to convert and extend the garage to form a granny flat for reasons concerning size, precedent and impact on the character and amenities of Aislaby village.

The property and site has recently acquired new owners who wish to make adaptations to the property some of which require the benefit of planning permission. At ground floor, the main purpose of the development is to extend the kitchen to better connect with the outside areas providing a functional and social kitchen/dining space for day to day family use. The extension is 3.2 metres deep and 4.6 metres wide and 3.25 metres high therefore falling within the permitted development remit. A new front elevation entrance lobby is also proposed at ground floor level to replace the existing dated heavy looking porch.

At first floor level, the main purpose of the development is to provide an accessible en-suite bathroom facility of the applicant's disabled daughter. It is proposed to do this by way of a second storey to the existing side extension this will then negate the option of re-locating more of the upstairs rooms. To do this it is proposed to build on the footprint of the single storey side extension with an element of timber cladding and a pitched pantile roof to match. No openings are proposed in the front elevation however there is a glazed dormer proposed at the rear which will link in with the changes to enlarge the rear dormer windows to maximise view over Eskdaleside. The dormer windows to the front of the property are proposed to be replaced in a similar manner but with a reduced openings and sit slightly below the eaves line.

A new landscaped terrace area is proposed to the rear of the building that will help to mediate spatially between the scale and intimacy of spaces in the dwelling.

The existing modern materials used externally, such as the uPVC windows, rainwater goods and fascia boards are proposed to be replaced with more contemporary and traditional materials including timber, zinc and aluminium framed glazing systems. The proposal is to retain the clay pantiles to the main roof of the house and the extension.

The existing vehicle and pedestrian access to the site, from the public highway remains unchanged.

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Main Issues

Core Policy G of the NYM Core Strategy and Development Management Policies Document states that the landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment. Particular protection is given to village Conservation Areas which contribute to the character and setting of the National Park.

Development Policy 3 of the NYM Core Strategy and Development Management Policies Document affirms that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 4 of NYM Core Strategy and Development Management Policies Document states that proposals for development within or immediately adjacent to a Conservation Area will only be permitted where they preserve or enhance the character and appearance or setting of the area and where the scale, proportions, design detailing and materials of the development respect the existing architectural and historic context.

Development Policy 19 of the NYM Core Strategy and Development Management Policies Document states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

The main issue in this instance is whether the proposal to alter and extend the property would undermine the special qualities of the National Park, the Aislaby Conservation Area or the host building.

15A Main Road occupies a semi prominent location within the Aislaby Conservation Area by virtue of its set back position off the roadside together with the neighbouring property both of which were modern additions to the village in the early eighties.

Had the property been situated at the forefront of the streetscene then a more traditional approach may have been sought but this isn't a traditional building within the Conservation Area. Therefore in weighing up the set-back nature of the dwelling, its position in the Conservation Area and the style and form of other buildings in the vicinity Officers consider the property could be successfully brought up to modern day standards in line with planning policy and in respect of the host building, adjacent buildings and the surrounding locality albeit with a more contemporary feel.

The proposed changes to front elevation include dormers which are to be adapted so that they fall below the eaves line and off the central roofslope. They would be flat roofed with a very deep contextual reveal. This together with the new lobby and first floor over the existing single storey side which is barely visible and the rear dormer windows, reflect the scale, proportion, materials, position and detailing exhibited in the host building.

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On balance, the alterations have been cleverly designed to take into account the character and appearance of the host building, and genuinely appear in context with the site and surroundings without significantly affecting the appearance of this part of the National Park.

In this instance the Authority are satisfied that a suitable scheme can be achieved without undermining the character, appearance and special qualities of the NYM National Park, the Aislaby Conservation Area and the host building. On the basis of the above 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 recommended changes to the proposal so as to deliver sustainable development.

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