

# North York Moors National Park Authority

**Borough:** Scarborough Borough Council  
**Parish:** Eskdaleside-Cum-Ugglebarnby

**Application No.** NYM/2016/0737/FL

**Proposal:** demolition of existing single storey extension and construction of replacement part single/part two storey extension to rear

**Location:** 9 Eskdaleside, Sleights

**Decision Date:** 08 December 2016

## Consultations

**Parish** - No objections.

**Site Notice Expiry Date** - 01 December 2016.

**Others** - **Rebecca Mansoor, 10 Eskdaleside, Sleights** - No objection. I live opposite this house and don't personally have any objections to the proposed demolition and construction given the proposal uses local materials and is in keeping with the existing structure. My only concern would be if the proposal were consequently changed in size or design, as I know occurred with the new-build houses behind 9 Eskdaleside. I am unsure of the implications of a larger structure on the houses adjacent to the property as it may affect their light and views.

## Director of Planning's Recommendation

**Approval** subject to the following conditions:

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.															
2.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Site Location Plan (inset)</td> <td>0816.VU.01 A</td> <td>13 October 2016</td> </tr> <tr> <td>Proposed Elevations</td> <td>0816.VU.06</td> <td>07 October 2016</td> </tr> <tr> <td>Proposed Ground &amp; First Floor Plans</td> <td>0816.VU.05</td> <td>07 October 2016</td> </tr> <tr> <td>Proposed Site Layout Plan</td> <td>0816.VU.04</td> <td>07 October 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	Site Location Plan (inset)	0816.VU.01 A	13 October 2016	Proposed Elevations	0816.VU.06	07 October 2016	Proposed Ground & First Floor Plans	0816.VU.05	07 October 2016	Proposed Site Layout Plan	0816.VU.04	07 October 2016
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3.	MATS04	All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.															
4.	MATS00	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, sills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.															
5.	MATS70	The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.															

*M. G. [Signature]*  
7th Dec 2016

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Conditions (continued)...

6.	MATS72	The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
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#### Informative

1.	<b>MISC INF01 BATS</b>	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 & 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.
5 & 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.

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**Background**

9 Eskdaleside, Sleights (Windsor Cottage) is a detached, two storey property (L-shape on plan) with a later single storey addition at the rear, in filling the void. The property is constructed of natural stone under a clay pantile roof with traditional vertical sliding sash windows of (white painted) timber construction and a decorative, lightweight white painted open timber porch over the front door. The property is slightly set back from Eskdaleside road within a nicely proportioned plot and is located in a broadly residential area. Windsor Cottage lies just within the National Park boundary and although it is one of the more attractive, traditional properties in the vicinity; it is within an area characterised by a range of house types, styles and ages which has led to the erosion of local distinctiveness. The property is not within a conservation area and the property is not listed. Vehicular access is provided to the south-west with a dedicated parking area at the southern end of the site. The property is currently vacant and recently changed hands; although habitable, the property now requires general maintenance and upgrading.

The current proposal seeks full planning permission for the construction of a two storey rear extension (following the demolition of the existing single storey projection), together with the construction of a part glazed timber 'porch' entrance to in-fill and link the two masonry elements. The proposed two storey extension projects approximately 3.8 metres from the rear of the original dwelling and approximately 3.9 metres wide (matching the proportions of the existing single storey). The proposed extension measures approximately 5.6 metres to eaves and has an overall ridge height of 7.3 metres. Although the eaves height of the proposed extension matches the host property, there will be a step down in ridge height of approximately 0.5 metres in accordance with the Authority's adopted Design Guide.

As part of the proposal, the plans show a part glazed timber porch structure linking to two rear projections under a pitched glazed roof to replace the existing mono-pitched porch. The proposed rear porch entrance would project beyond the rear extension and is of a high standard of design. The proposed block plan shows a small amount of landscaping works to formalise an otherwise simple garden.

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policy 3 (Design and Development Policy 19 (Householder Development).

DP3 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.

DP19 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.

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The main issues for consideration are whether the proposed extension is of a scale, design and proposed materials which are compatible with the host property and its setting together with consideration as to whether the proposal would result in an unacceptable loss or impact on the amenities of neighbouring occupiers.

The proposed rear extension is considered to be of a size, scale, size and position which are compatible with the host property. Although the Authority would normally seek to incorporate a step-in from the side elevation of the main dwelling to help preserve and respect its character and form; in this case, the existing single storey extension is built flush with the side elevation and to a certain degree would match the character/form of the original 'L-shape' plan at the other side of the property. The design incorporates a good reduction in ridge height which helps to ensure the original dwelling remains the dominant form.

The existing rear porch is a modest utilitarian structure which is consistent with the position of the feature at the rear of the property. The design of the replacement rear porch is of high quality and this level of detailing is not always carried through to the rear (often less formal) elevation of a property. However, due to the position of the car parking area it is anticipated that this elevation will become the most frequently used entrance by future occupiers and visitors alike. Consequently the enhance design of the porch serves to formalise this elevation and has done so in a sensitive manner; the proposed scheme has maintained a lightweight glazed structure in this position which is reminiscent of the present situation but the new structure is of an enhanced design; echoing the quality that is present in the front porch.

The Parish Council has confirmed there are no objections to the proposal and only one neighbour has responded to the consultation process, again registering no objections from their point of view.

The neighbour has alluded to the possibility of the proposed extension affecting the light and views of adjacent properties however, given the distances (approximately 20 metres) and presence of a tall and mature leylandii boundary hedge; the proposed extension is not considered to result in a significant or unacceptable impact upon the residential amenity currently enjoyed by neighbouring occupiers. The impact of development on private views (or loss of view) is not a planning consideration but in terms of the wider public view, the proposal is considered to represent an enhancement.

There being no other comments, and in view of the above, the proposed development is considered to accord with Development Policies 3 and 19 of the NYM Core Strategy and Development Policy Document, consequently approval is 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.

