

# North York Moors National Park Authority

District: Scarborough Borough  
Parish: Sneaton

Application No. NYM/2016/0791/FL

Proposal: construction of a single storey porch extension together with front and rear dormers

Location: 2 Beacon Way, Sneaton

Decision Date: 04 January 2017

## Consultations

Parish -

Site Notice Expiry Date - 15 December 2016.

## 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	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location Site Plan</td><td>D11069-01 Rev A</td><td>08 November 2016</td></tr><tr><td>Proposed Plans &amp; Elevations</td><td>D11069-03 Rev C</td><td>21 November 2016</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Location Site Plan	D11069-01 Rev A	08 November 2016	Proposed Plans & Elevations	D11069-03 Rev C	21 November 2016
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Location Site Plan	D11069-01 Rev A	08 November 2016									
Proposed Plans & Elevations	D11069-03 Rev C	21 November 2016									
3.	MATS01	No work shall commence on the construction of the walls of the development hereby permitted until details of the stone, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development including for walling and dressings have been submitted to and approved in writing by the Local Planning Authority. The stone used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.									
4.	MATS00	No work shall commence on the rendering 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.									
5.	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.									

*A. Sainsbury*  
21 December 2016

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**Informative**

1.	MISC BATS01	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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**Reasons 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 to 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.

*H. Samson* 21 December 2016

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**Background**

2 Beacon Way is a detached dormer bungalow located in the small settlement of Sneaton. The property is the first/last property on the south side of Beacon Way, close to the junction with the B1416. The property is slightly set back from the road on an elevated site and is constructed from artificial stone under a concrete tile roof. The property is of simple design and is lacking in architectural detail. The property has an integral garage and the front elevation is characterised by a standard up-and-over garage door and 3no. windows. The entrance to the property is at the rear and consequently, without a front door, the front elevation lacks formality and definition. At the rear of the property is a modest dormer and simple conservatory.

This application seeks full planning permission for the construction of additional dormer windows (2no. front facing and 2no. rear facing), the construction of a front entrance porch together with the rendering of all external elevations. The proposed porch measures 2.4 metres by 2.4 metres with an eaves height to match the host property. The porch has a simple shallow pitched roof with the gable facing the road and a side entrance door. The porch is proposed to be constructed of stone base walls with render above. The front facing dormers are proposed to be fairly modest, near-flat roof features, positioned close to the ridge. They would be fitted with three-casement windows whereas the rear facing dormers are proposed to be significantly larger, each measuring 3.7 metres wide.

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Policy Document 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.

Albeit quite substantial, the proposed porch is considered to be compatible with the host property, its considerably lower ridge height would represent a subservient feature but its very presence would add character to the currently plain dwelling. There is no overriding architectural character or dominant material to this part of Sneaton and many properties are relatively modern with front facing dormer windows. Consequently, the proposed dormers on the front elevation are not anticipated to detract from either the host property or the appearance of the wider area. The proposed rear facing dormers are substantial but in view of the very plain host property, they are not considered to be unduly detrimental to its character. Views into the rear of the site are extremely limited with only glanced views obtainable from the main road. Therefore, the proposal is not expected to result in a significantly detrimental impact in the wider landscape.

*H. Sam*  
21 December 2016

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Finally, the proposal includes the rendering of the entire property. The properties on Beacon Way are constructed from various materials including natural stone, artificial stone, red brick and cement/pebble dash render and therefore, there is scope to alter the facing material without any serious impact on the character of the area subject to an appropriate colour and texture. It is therefore recommended that a condition be included to reserve the colour and finish of the render for prior approval, it is considered that a muted darker grey or stone colour rather than white or cream would be most appropriate in this setting.

The Parish Council has confirmed that they are unable to comment on this application as their next meeting isn't due to be held until January but no other third parties have been received.

In view of the above, the proposed scheme is considered to comply with development policies 3 and 19 of the NYM Core Strategy and Development Policy Document and 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.

*MS* 21 December 2016