

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Sneaton

Application No. NYM/2016/0793/FL

Proposal: construction of garden room following demolition of existing conservatory

Location: Bennison View, Beacon Way, Sneaton

Decision Date: 06 January 2017

Consultations

Borough/District -

Parish – Unable to comment within the timescale

Highways - No Local Highway Authority Objections

Site Notice Expiry Date – 23 December 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.	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>Existing and Proposed Plan & Elevations</td><td>D10934-02 Rev C</td><td>3 January 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	Existing and Proposed Plan & Elevations	D10934-02 Rev C	3 January 2016
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Existing and Proposed Plan & Elevations	D10934-02 Rev C	3 January 2016						
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.						

Reason for Condition(s)

1.	RSN TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN 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.	RSN 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.

 6/1/17

Application Number: NYM/2016/0793/FL

Background

The property is a detached house occupying an isolated location on a 'no through' road to the east of Sneaton village. The property has been substantially altered with a two, two storey brick extensions, one of which includes an annexe and a conservatory to the front and side.

The current proposal is to remove the existing wrap around conservatory and replace it with a garden room and entrance porch on a similar footprint, but with a more solid appearance. The proposed garden room would be constructed of stone with a tile roof. During the processing of the application the window style has been amended to tie in better with the property. A Chimney has also been removed and has been replaced with a flue which would be permitted development.

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, 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 of the LDF 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 and the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling.

The dwelling occupies an isolated position and there are no neighbours affected by the proposal.

The property has already been substantially altered in the past and this application will replace a front wrap-around conservatory previously approved. The detailing of the proposed garden room have been discussed with the agent during the processing of the application which has resulted in a scheme which is more sympathetic to the character of the host dwelling.

Overall it is considered that the proposed garden room extension is of an acceptable scale and appearance in relation to the existing house and complies with the provisions of Development Policy 19 of the NYM Local Development Framework. Approval is therefore 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 proposed window design and flue detailing, so as to deliver sustainable development.

