

North York Moors National Park Authority

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

Application No. NYM/2016/0807/FL

Proposal: Construction of two storey side extension together with replacement flat roof to rear incorporating 2 no, roof lanterns

Location: 4 Loring Road, Ravenscar

Decision Date: 16 January 2017

Consultations

Parish – No objections.

Highways – No objections.

Natural England – No objections.

Site Notice Expiry Date – 4 January 2017

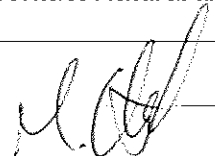
Director of Planning's Recommendation

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.	MATS10	The brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
4.	MATS12	The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use.

Informative(s)

1.	MISCINF01 - 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.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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.	RSNMATS01	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.



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Background

This application relates to a substantial end terraced property situated to the south of Station Square at Ravenscar on the opposite side of the dismantled railway. It is constructed of red brick with white painted render to the first floor and timber boarding to the gable with deep overhanging eaves under a plain clay tiled roof. It is accessed via a private road.

Planning permission was granted in April 2014 for a two storey side extension in place of the existing detached prefabricated single garage, a front porch extension and a single storey lean-to extension together with a new roof over the existing rear extension, all to be built in matching materials.

This application seeks approval for a reduced scheme for a one-and-a-half storey side extension and replacement roof over the existing rear extension incorporating two roof lanterns.

Main Issues

Development Policy 19 of the Core Strategy and Development Policies Document is supportive of proposals for extensions or alterations to a dwelling provided that the scale, height, form, position and design does not detract from the character and form of the original dwelling and it would not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

The proposed side extension has been designed so as to reflect the form, character, design detailing and materials of the host dwelling. Being one-and-a-half storey it will have a lower eaves and ridge to the host property which will ensure it is subservient whilst also preserving the majority of the timber detailing to the main gable which is a prominent feature of the property.

The new roof structure to the existing single storey rear extension would remove a valley gutter and glazed conservatory roof in favour of a GRP flat roof with roof lanterns. The height of this would be no higher than the existing roof and as such there would be little or no impact on the amenities enjoyed by the neighbouring occupiers.

The proposal is therefore considered to comply with Development Policy 19 of the Core Strategy and Development Policies Document and approval is recommended

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.



