

North York Moors National Park Authority

District/Borough: Scarborough Borough Council (North) Parish: Hawsker-Cum-Stainsacre	Application No. NYM/2017/0577/FL
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Proposal: construction of first floor extension to rear together with insertion of velux window

Location: Lion Cottage
Stainsacre

Decision Date: 01 November 2017

Consultations


Parish -

Site Notice Expiry Date – 19 October 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.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left; border-bottom: 1px solid black;">Document Description</th> <th style="text-align: left; border-bottom: 1px solid black;">Document No.</th> <th style="text-align: left; border-bottom: 1px solid black;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Proposed plans</td> <td>---</td> <td>6 October 2017</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	Proposed plans	---	6 October 2017
Document Description	Document No.	Date Received						
Proposed plans	---	6 October 2017						
3.	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.						
4.	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.						
5.	MATS41	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 cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.						

Signature: 	Date: <div style="text-align: center; font-size: 1.2em;">31.10.17</div>
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Informative(s)

1.	MISC INF01 Bats	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.	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.	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.

Background

Lion Cottage is a two storey rendered end terrace property located on the main road, which runs through the village of Stainsacre. The property has both front and rear gardens, parking down the side and backs onto the grounds of Stainsacre Hall. To the north western side of the property are allotment gardens and the village playground so the gable end and rear of Lion Cottage are visible from the main street.

This application seeks permission for the construction of a first floor extension over an existing porch and toilet ground floor extension built in 2005. The first floor will provide a small bedroom at first floor. The scheme has been amended since submission as originally a flat roof was proposed.

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The proposed extension would measure 5.4m wide x 1.9m deep, with a chamfered corner in order not to obstruct access to the garage at the rear. The roof would be pitched and tiled to match the existing dwelling with a small element of flat roof where the chamfered corner would be.

The extension would measure 2.1m from the flank boundary with the neighbouring property which has a single storey rear extension which projects out further than this current proposal.

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 and design are compatible with surrounding buildings; that the standards of design are high; 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 LDP 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 and that annex accommodation is ancillary to the main dwelling.

The proposed extension would be in keeping with the character and appearance of the host dwelling, and due to its minimal depth, would not have a detrimental impact on the amenities of the adjacent dwelling.

Whilst the rear extension would be visible from public viewpoints, it is not considered that with the revised design, it would have a detrimental impact on the character of the area.

In view of the above considerations, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (Amendments Requested and Received)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including replacement of the proposed flat roof with a pitched and tiled roof, so as to deliver sustainable development.

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