

## North York Moors National Park Authority

<b>Scarborough Borough Council (North)</b> <b>Parish: Hawsker-Cum-Stainsacre</b>	<b>App No. NYM/2017/0608/FL</b>
<b>Proposal: construction of single storey extensions and use of garage as domestic store</b>	
<b>Location: 17 Summerfield Lane, Stainsacre</b>	
<b>Applicant: Mr &amp; Mrs Pybus, 17 Summerfield Lane, Stainsacre, Whitby, YO22 4NU</b>	
<b>Agent: BHD Partnership, fao: Mr N Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB, United Kingdom</b>	
<b>Date for Decision: 31 October 2017</b>	<b>Grid Ref: NZ 491470, 508406</b>

### Director of Planning's Recommendation

**Approval** subject to the following conditions:

1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No's Specified
3. RSU00 The building annotated as a "garage" on the plans hereby permitted shall be used for ancillary domestic purposes only, incidental to the occupation of the main dwelling on the site and for no other purpose without the separate grant of planning permission from the Local Planning Authority.
4. MATS07 Brick to be Approved
5. MATS11 Render Details
6. MATS13 Roof Tiles to Match Existing

#### **Informative**

1. 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.



North York Moors National Park  
 Authority  
 The Old Vicarage  
 Bondgate  
 Helmsley YO62 5BP  
 01439 772700

Application Number: NYM/2017/0608/FL

Scale: 1:1250







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## **Consultations**

**Parish** – An objection has been made in respect of this application as it was considered an overdevelopment of the site. There were also concerns over the garage not having any vehicle access and in future being used as a habitable space.

**Highways** – No objections

**Site Notice Expiry Date** – 3 October 2017

## **Background**

The application property forms one of a row of bungalows located on the north side of Summerfield Lane, Stainsacre. The property is constructed of concrete artificial stone with a pantile roof. The two bungalows to the west of the subject property are constructed of brick, with the two bungalows located to the east constructed of stone.

The property currently comprises a three bedroom bungalow and this application seeks full planning permission to construct a single storey side and rear extension to measure 4.5 metres wide by 4.6 metres deep by 2.9 metres to the eaves. A front porch is also proposed.

The proposed extensions would provide bedroom and living accommodation at ground floor.

The proposed extension would be physically linked to the front wall of the existing garage, resulting in the garage doors being blocked up. The garage is not currently used for the parking of cars, but is used for ancillary domestic storage and for the keeping of the applicant's motorbike. There are two driveways at the front of the site, providing sufficient parking for two cars.

The application previously comprised cream coloured render to the walls with reclaimed brick to the porch. However, the application has been revised to include reclaimed brick on the whole of the front elevation as the applicant has concerns regarding the eroding surface of the stone, and it is considered that brick finish will have more longevity. The windows will be uPVC to match the existing style.

## **Main Issues**

### **Policy**

The relevant policies of the NYM Core Strategy and Development Policies Document are Core Policy G (Landscape, Design and Historic Assets), Development Policy 3 (Design) and Development Policy 19 (Householder Development).

Core Policy G of the NYM Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

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

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**Main Issues continued**

design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 19 is supportive of development within the domestic curtilage of dwellings which takes into account the special qualities of the National Park and architectural character of settlements. Amongst other things, development 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.

**Design**

The existing footprint of the application property measures approximately 50sq. m and the proposed rear and side extension measures circa 27sq. m. Whilst the proposal will result in a fairly large extension to the property, it is not considered that it would detract from the character and form of the original dwelling nor result in an overdevelopment of the site as stated by the Parish Council. The extension will be located at the rear of the property and will comprise infill development, completing the gap between the existing dwelling and the garage. The extension will result in the eastern gable of the property being closer to 19 Stainsacre, and therefore all windows on this elevation are proposed to be removed to reduce any privacy issues which may arise as a consequence of this development. The ridge height will be lower than the existing dwelling helping to reduce the impact of the proposed development on the adjacent properties and its surroundings.

The existing artificial stone is not a material that is supported in current planning applications as it does not replicate traditional stone. Consequently, the proposal to replace the existing stone on the front elevation with brick is welcomed, especially given that the two properties located to the west are both constructed in brick.

**Impact on the Amenities of the Adjoining Property**

With regard to the impact of the proposed development on adjacent properties, the proposed rear extension would be less than a metre from the shared eastern boundary. Therefore, the absence of windows on this elevation is welcomed. In addition, the adjacent property only has one window on the western elevation therefore it is unlikely that the extension would cause overshadowing or loss of light. No objections have been received from neighbouring properties.

**Conclusion**

Having reviewed the above, it is considered that the proposed extension would not harm the character of this dwelling and being sited at the rear, would not affect the street scene nor adversely affect the amenities of neighbours. The scale and materials proposed for the extension is thought to be appropriate for the property.

As such the proposal is considered to comply with Development Policies 3 and 19 of the NYM Core Strategy and Development Policies Document and approval is recommended.

**Contribution to Management Plan Objectives**

Approval is considered likely to help meet Policy C10 which seeks to ensure all new development is of a high quality design which conserves and enhances the built heritage.

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**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 proposal including external materials, so as to deliver sustainable development.