

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Newholm-Cum-Dunsley

Application No. NYM/2017/0769/FL

Proposal: construction of single storey side extension following removal of timber shed

Location: Bay View, Newholm, Near Whitby

Decision Date: 27 December 2017

Consultations

Parish - No objection.

Highways -

Site Notice Expiry Date - 12 December 2017.

Director of Planning's Recommendation

Approval subject to the following conditions:

- Standard Three Year Commencement Date**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- Strict Accordance With the Plans/Specifications or Minor Variations**
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.
- Notwithstanding the provisions of the Town and Country Planning General Permitted Development Order 2015 or any subsequent Order, the garage/domestic store hereby permitted shall not be converted into domestic accommodation without the granting of an appropriate planning permission.
- Stonework and Roofing Tiles to Match**
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.
- Render to Match Existing**
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.

Signature:



Date:

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Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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. In accordance with NYM Development Policy 23 and to ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.
- 4 & 5. 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

Bay View is a semi-detached property on the north side of Linden Lane, a residential cul-de-sac in Newholm near Whitby. It is a distinctive dormer property with a steeply sloping roof with a projecting front gable with wavy lap timber boarding from the eaves to apex. The lower walls are constructed of random stone with the side gable finished in cream render. Linden Lane contains a mixture of house types but mainly comprises pairs of semi-detached houses and dormer bungalows and displays a varied range of construction materials.

This application seeks full planning permission for the replacement of an existing domestic timber storage shed at the side of the property with a single storey lean-to extension with a hipped roof design. The extension is proposed to be used for general domestic storage and measures approximately 2.8 metres wide and 7.3 metres deep. The extension would be well set back from the front elevation by 2 metres and 0.6 metres from the rear. The eaves height would match the host property at approximately 2.5 metres with an overall 'ridge' height of 4.1 metres. The application proposes to use matching materials in the construction of the extension and the front would be fitted with a double width garage door (shown in vertical boarded timber) with a timber personnel door at the rear.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policies Document to consider with this application 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.

The proposed extension would occupy almost all the land between the side of the dwellinghouse and the curtilage boundary with the neighbouring property Linden Lea. The next door property is also undergoing alterations and extensions but it is not anticipated that either project will significantly or adversely affect the other in terms of impact on amenities.

The proposed side extension is a reasonable modest single storey addition which is clearly subservient to the host property. The design takes a very simple utilitarian form which does not compete with the character of the main dwelling.

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The proposal introduces a hipped roof design which is not consistent with the gabled property or particularly characteristic of the area. However, by reason of its recessive position and modest proportions, the hipped roof design is considered acceptable in this case. One other example exists on Linden Lane and the applicant's agent has stated that a hipped design has been chosen in order to reduce the overall massing of the proposal.

The Parish Council has no objections to the scheme and no other representations have been submitted. The scheme is considered to be compatible with the host property and its setting. The extension would serve the domestic storage needs of the property and subject to a condition restricting its use to storage only and there being no conversion to a habitable room without first obtaining planning permission. This is to ensure the property does not exceed the recognised parking requirements. The proposal is therefore considered to comply with the requirements of Development Policies 3 and 19 of the NYM 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 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.

Signature:



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