

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2017/0813/FL

Proposal: alterations to garage to form additional living accommodation together with construction of link extension

**Location: 14 Mulgrave View
Stainsacre**

Decision Date: 19 January 2018

Consultations

Parish – No objections

Highways -

Site Notice Expiry Date – 27 December 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.	MATS09	All new brickwork utilised in carrying out the development hereby permitted shall match that of the existing building unless otherwise agreed in writing with the Local Planning Authority.
4.	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:

19/01/18

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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.	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.
4.	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

14 Mulgrave View is situated within the village of Stainsacre approximately 2 miles south of Whitby. It is a relatively modern semi-detached property on the north side of Mulgrave View which is accessed from Summerfield Lane. The area is characterised by a good number of residential properties of similar styles and ages, each set back from the street and having modest back gardens separated by timber fences. No.14 is a two storey dwelling of relatively simple design and is constructed from buff coloured brick under a concrete tile roof. The property has white uPVC windows, and rainwater goods. To the side of the house is a detached garage.

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This application seeks full planning permission to construct a flat roofed single storey link extension between the house and the garage and replace the garage door with a 3 pane casement window, in order to enable the garage to be used as a kitchen in order that the existing kitchen can be used as a utility room to improve the internal space.

The link extension would measure 0.9m wide x 3.3m deep with a maximum height of 2.9m. The recess behind this would enable the proviso of a cycle store.

Main Issues

The main issues to consider with this application are whether the proposed extension is of a scale, design and materials commensurate with the host dwelling and whether the proposal would result in any adverse impact upon the amenity currently enjoyed by the host and any neighbouring properties. The relevant NYM Local Development Framework Policy is DP19 (householder Development).

Development Policy 19 of the NYM Local Development Framework 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.

Officers consider that the proposed extension is of such a minor nature, infilling a gap between the host dwelling and its garage that it would not result in significant adverse impact upon the neighbouring properties or the street scene.

The Parish Council have no objection to the proposal and no other comments have been received in connection with the application and as such approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent**Approval (No Amendments Required)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

Signature:



Date:

19/01/18

