

North York Moors National Park Authority

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

Application No. NYM/2017/0866/FL

Proposal: construction of replacement store and workshop attached to dwelling

**Location: Fairview
Thorney Brow
Fylingthorpe**

Decision Date: 12 February 2018

Consultations

Parish - Support

Highways – No objections

Site Notice Expiry Date – 17 January 2018

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.	MATS04	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.
4.	MATS00	All new windows and doors 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.
5.	MATS72	The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Signature:



Date:

12-02-18

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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 & 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

Fairview is located in an isolated position at Thorney Brow on Fylingdales Moor. The property is not visible from the main road and only the roof can be seen from the access track. The property is detached, is not listed and not within a Conservation Area. There are no immediate neighbours or rights of way.

This application seeks full planning permission for the replacement of an existing flat roof workshop building attached to the northern end of the house with a stone and pantile workshop building that would measure 6.8m deep x 4.1m wide. The ridge height of the new pitched roof would meet the eaves height of the host dwelling.

Main Issues

The relevant NYM Local Development Framework Policies are Development Policies 3 and Development Policy 19 (Householder Development).

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.

Signature:



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Development Policy 19 of the 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, or that of the existing dwelling.

The main issues to consider are whether the proposed extension is of an appropriate design, in keeping with the character of the host dwelling. The proposed extension is of a matching materials and design to the main house. There are no neighbouring properties and as such, it is not expected to affect other properties in the wider locality. The development would not be visible in the wider landscape and would not result in a significantly detrimental impact upon the character of the host property. The proposal is therefore considered to accord with Development Policy 19 and therefore approval is recommended.

The Parish Council supports the application and no other comments have been received. In view of the above, 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: 12-02-18
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