

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Cloughton

Application No. NYM/2018/0078/FL

Proposal: Construction of single storey side extension following demolition of existing extension and detached garage along with erection of detached workshop/shed

Location: The Hermitage, Newlands Road, Cloughton

Decision Date: 06 April 2018

Consultations

Parish – No objection to the proposed extensions but object to the original plans for the proposed workshop/shed on the grounds it will have an unacceptable impact and adverse effect on the residential amenity of the neighbouring property, and it should be relocated closer to the house. Consider the design and close boarded timber would be totally out of keeping with the area. Request a condition is placed on any consent preventing the use of the workshop/shed for any business/commercial purposes.

(The Parish have been re-consulted on the amended plans which relocate the store/workshop closer to the house but advise they will be unable to comments within the allotted timescale allotted.)

Highways – No objections as there is sufficient space within the grounds for parking even with the demolition of the garage.

Site Notice Expiry Date – 27 March 2018

Others -

Mrs Patricia Hamilton, Applegarth, Newlands Road, Cloughton – Does not object to the amended plans incorporating a new storage building at the top of the drive instead of the originally proposed workshop/shed located half way up the drive, and the removal of the parking area adjacent to the road but requests that a condition be imposed preventing the use of the store/workshop for commercial purposes.

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.
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Signature: 	Date: 3/4/18
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2.	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="0" style="width: 100%;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Planning Application</td> <td>HE01 Rev C</td> <td>19 Mar 2018</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Planning Application	HE01 Rev C	19 Mar 2018
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Planning Application	HE01 Rev C	19 Mar 2018						
3.	RSU000	<p>The workshop hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.</p>						
4.	MATS00	<p>The brickwork and roofing tiles of the extension hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.</p>						
5.	MATS00	<p>No work shall commence on the construction of the walls of the extension hereby permitted until details of the texture and paint colour of the render, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority. The rendering and painting shall be completed no later than one month after the development hereby permitted being first brought into use.</p>						
6.	MATS00	<p>No work shall commence on the construction of the walls of the workshop hereby permitted until details of the stone, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development including for walling and dressings have been submitted to and approved in writing by the Local Planning Authority. The stone used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.</p>						

Signature:



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Informative(s)

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.
2.	The applicant is advised that any proposals to replace the existing greenhouse and shed located forward of the principle elevation of the dwellinghouse will require the benefit of planning permission under the Town and Country Planning (General Permitted Development) Order 2015.

Reason for Condition(s)

1.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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.	RSNRSUO03	In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with NYM Core Policies B and J and would be likely to adversely affect the amenities of existing and future occupiers of the site.
4. – 6.	RSNMATS01	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.

Signature:



Date:

31/4/18

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Background

The Hermitage occupies an elevated position set well back on the east side of Newlands Road to the north of Cloughton village. It is an attractive single storey dwelling built in the 1920s and displays features typical of this era. It has however been extended and altered in the past and a flat roof double garage built to the side.

Planning permission is sought to replace the existing hipped and flat roof extensions on the south side of the property with a much larger single storey extension which to the front will mimic the existing hipped roof extension but to the rear it will be more contemporary in design with a flat roof behind a rendered parapet wall and large areas of glazing. As the extensions will also necessitate the removal of the double garage, the application also proposes a stone built domestic workshop/store to provide compensatory storage.

Main Issues

The relevant policies of the Core Strategy and Development Policies Document are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

Whilst the host property is not a listed building and does not lie within a conservation area, it is a very attractive 1920s property displaying features typical of this era. One of the key features of the original property is the prominent gable with its double height windows with stone sills and lintels and the stone water tabling and this is to be retained. To the front and most visible elevation, the replacement side extension will incorporate a hipped roof, facing brickwork and fenestration to match the original property whereas to the rear the extension will take on a more contemporary form and design with a flat roof behind a rendered parapet wall and large areas of glazing.

It is considered that the mix of traditional and contemporary design detailing of the proposed extension reflects and complements the 1920s character and appearance of the host property, and that the scale, form and position of the proposed extension ensures that it will be subservient to the host property.

With regard to the impact on the residential amenity of neighbouring occupiers, the extension to the property will not cause an issue of loss of privacy or overshadowing and whilst the proposed workshop will be closer to the nearest neighbour than the existing garage it is not considered that this will have an adverse impact subject to its use being restrict to ancillary domestic purposes only. Furthermore with regard to the objection from the Parish Council, it is considered that relocation of the store closer to the house and away from the neighbouring property has addressed their objection.

In view of the above it is considered that the proposal complies with Development Policies 3 and 19 of the Core Strategy and Development Policies Document and approval is recommended.

Signature: 	Date: 31/4/18
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Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature:



Date:

31/4/18

