

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Glaisdale

Application No. NYM/2018/0097/FL

Proposal: construction of conservatory to rear

Location: Hardale Stray, Tranmire

Decision Date: 17 April 2018

Consultations

Parish - No objection.

Natural England - No comments. Refer to standing advice.

Site Notice Expiry Date - 06 April 2018.

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.
- 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.

Informatives

1	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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Signature:



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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. 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.

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Background

Hardale stray is a detached bungalow situated in an isolated position at the end of a track leading through the small hamlet of Tranmire. The property is a relatively modest but extended bungalow with a smooth cream rendered finish under a hipped, slate roof. The windows and doors are of timber construction, painted pale green.

This application seeks full planning permission for the construction of a conservatory to the rear. The proposed conservatory is shown to project approximately 4 metres from the rear elevation (set in from the side elevation by approximately 1 metre), is 7 metres wide, 2.5 metres to eaves and has an overall ridge height of 3.4 metres. The walls of the conservatory are shown as matching cream render fitted with uPVC windows coloured green to match the windows in the host property. The roof is proposed to be fully glazed of hipped design.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policy 3 (Design) and Development Policy 19 (Householder Development) together with the advice contained within part two of the Authority's adopted Design Guide.

DP3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, orientation, layout and density of development preserves or enhances views into and out of the site and that the scale, height, massing, materials and design are compatible with surrounding buildings and do not have an adverse effect upon the amenities of adjoining occupiers. DP3 also requires a high standard of design detailing which complements the local vernacular (whether it is traditional or contemporary) and which takes into account the safety, security and access needs for all potential users of the development whilst incorporating good quality sustainable design and a satisfactory landscaping scheme.

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 design Guide states that the use of conservatories on small and simple vernacular buildings can have a detrimental effect upon their character, particularly where an elaborate style or inappropriate materials are proposed. A modest simple conservatory of timber and glass construction is likely to be more acceptable in the National Park than an 'off-the-peg' prefabricated design of uPVC construction with elaborate detailing. In some cases a garden room with tiled roof rather than glass or polycarbonate roof may be more in keeping with the smaller and simpler vernacular buildings.

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The architectural character of Hardale Stray is relatively modern and the smooth cream render, pale green windows/doors and slate roof give it an understated contemporary edge. Whilst garden rooms of more solid construction tend to be favoured in the National Park, particularly on traditional vernacular buildings, modern properties such as Hardale Stray provide the opportunity for conservatories of more typical modern construction.

The proposed conservatory would extend from the rear of the property and the walls be of matching rendered construction. The eaves height would match the eaves height of the existing extension from which it projects but the hipped, fully glazed roof would be significantly lower than the host property.

Due to the size, position and simple detailing which picks up cues from the host property, the proposed conservatory is considered to accord with the requirements of development policies 3 and 19. The structure would read as a subservient addition and would not be unduly prominent in the wider landscape. The property does not have any immediate neighbours that would be affected by the proposal and no objections have been raised.

In view of the above, 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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