

North York Moors National Park Authority

District/Borough: Ryedale District
Parish: Thornton Le Dale

Application No. NYM/2018/0155/NM

Proposal: Non material amendment to planning approval NYM/2017/0841/FL to allow the installation of replacement composite door to north facing elevation

Location: Daisy Cottage, Church Lane, Thornton le Dale

Decision Date: 05 April 2018

Consultations

Parish -

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN03	The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the installation of a composite door to the rear north elevation as shown on the following document(s): <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Door details</td><td></td><td>8 March 2018</td></tr></tbody></table> The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2017/0841/FL.	Document Description	Document No.	Date Received	Door details		8 March 2018
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Reason for Condition(s)

1.	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.
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Signature:



Date:

4/4/18

Application Number: NYM/2018/0155/NM

Background

Daisy Cottage is a traditional stone and pantile dwelling lying on the south side of Church Lane to the east of Thornton le Dale village centre. It is unusual in that it is positioned perpendicular to the road with a modest garden to the front and parking to the rear. It lies within the Thornton le Dale Conservation Area where there is an Article 4 Direction in force withdrawing certain permitted development rights.

Planning permission was granted in February 2018 for the installation of replacement uPVC windows to all elevations along with a replacement composite front door. The existing windows are all single glazed storm-proof casements and the front door a half glazed timber door. This application seeks permission for a non-material amendment to allow the replacement of the existing timber back door with a composite door to match that approved to the front elevation.

Main Issues

The relevant policies of the Core Strategy and Development Policies Document are Development Policy 3 (Design), Development Policy 4 (Conservation Areas) and Development Policy 19 (Householder Development).

Daisy Cottage has been extended and altered in the past and this has eroded some of its historic character. However it does form part of the historic core of the village and is considered to contribute to the architectural character of the conservation area which the Authority has a duty to preserve or enhance.

The existing timber is not original to the property and does little enhance its character. The proposed replacement door will be of a more traditional design with four panels (top two panels glazed) and it is considered that it would enhance the character and appearance of the property and the wider conservation area in accordance with Development Policies 3, 4 and 19 of the 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 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:

4/4/18