REPORT OF THE HEAD OF PLANNING SERVICES - HPlg/07/67

SUBJECT: Application for erection of link corridor to access WCs at the Evron Centre, Filey

1.0 THE PROPOSAL

1.1 The proposal involves the erection of an ‘L’ shaped, single storey extension around the rear elevation of the Concert Hall, in order to provide an external access to the toilet accommodation situated on the internal (courtyard) side of the building. It will be constructed of rendered brickwork to match the existing with matching stained timber windows and rainwater goods. The extension will have a flat roof.

2.0 CONSULTATIONS AND COMMENTS

2.1 Filey Town Council - No Objection
2.2 Area Traffic Manager - Awaiting Comments
2.3 Publicity - The consultation period expired on 5 March 2007

3.0 RELEVANT SITE HISTORY

3.1 2000 - Erection of external lift shaft and lean to roof of adjoining building - Approved
3.2 2000 - Conversion of Council offices/Community Centre to provide Business Centre, Education Training Advisory Centre and Council Offices and Construction of new visitor Centre and Tourist Information Centre - Approved
4.0 PLANNING POLICY

4.1 Section 38(6) of the Planning and Compulsory Purchase Act 2004 and Section 54A of The Town and Country Planning Act 1990 requires that planning applications are determined in accordance with the Development Plan unless material considerations indicate otherwise. Attention is drawn to the following Development Plan policy/ies which is/are considered to be particularly relevant to the consideration of this application:-

Scarborough Borough Local Plan

E14 - Extensions and Alterations to Existing Buildings

E22 - Development in Conservation Areas

5.0 ASSESSMENT

5.1 Visual impact upon the character and appearance of the existing buildings and of the Conservation Area in which it is situated are the key issues in this case.

5.2 Local Plan Policy E14 requires that the scale and design of extensions should be in keeping with the property and its environs. Policy E22 only allows development which will preserve or enhance the character and appearance of Conservation Areas. This requires that the design of new development and the choice and use of materials should be sympathetic to and in harmony with the special architectural and historic character of the area.

5.3 This is a small scale extension which has been designed to match the existing building in terms of its design and materials and is therefore considered to be in keeping with the character of the existing and also with the character and appearance of the Conservation Area. As the bulk of the extension is contained within the rear courtyard it is mostly out of sight. However a view of the end of the corridor, where it exits the Concert Hall will be obtained from the street, but as it will be set back from the street frontage and only present a small, narrow profile it will not be unduly prominent.

5.4 Whilst the extension has a flat roof given its small scale, that the existing toilet extension also has a flat roof and that any other roof form would be impractical as it would cut across the existing triple arched gable window, this is considered to be the only realistic solution.

6.0 CONCLUSION
6.1 The proposed extension is in keeping with the property and its environs which are within a Conservation Area and hence accords with Policies E14 and E22 of the adopted Scarborough Borough Local Plan.

7.0 **RECOMMENDATION**

7.1 That **PERMISSION BE GRANTED**, subject to the following condition(s) :-

1 All new and replacement brickwork utilised in carrying out the development hereby permitted shall match that of the principal existing building on the site in terms of the type of brick, mortar mix and method of bonding.

**Reason** - In the interests of visual amenity to accord with Policies E14 and E22 of the adopted Scarborough Borough Local Plan.

Head of Planning Services

Background Papers:

Those documents referred to in this report.

IF YOU HAVE ANY QUERIES ABOUT THIS REPORT OR WISH TO INSPECT ANY OF THE BACKGROUND PAPERS, PLEASE CONTACT Mick Britton ON 01723 383536 e-mail mick.britton@scarborough.gov.uk

APM ........................ Date .........................
All windows to be stained softwood double glazed in style to match existing.
All brickwork & render to match existing
Flat roof to match existing
RWP's to match existing.