

# North York Moors National Park Authority

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

Application No. NYM/2019/0230/FL

**Proposal: alterations raising of roof height and construction of single storey extensions together with associated parking and landscaping works**

**Location: Brickyard Cottage (formerly Rock Head)  
Robin Hood Road  
Ravenscar**

**Decision Date: 29 May 2019  
Extended to:**

## Consultations

**Parish – No objections**

**Site Notice Expiry Date – 8 May 2019**

## Director of Planning's Recommendation

**Approval** subject to the following condition(s):

- 1 Standard Three Year Commencement Date  
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 2 Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified  
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Site block plan and proposed site plan	PO2 01 Rev C	8 May 2019
Proposed plans	PO4 01 Rev B	2 April 2019
Proposed elevations	PO5 01 Rev A	2 April 2019
Visuals	PO6 01 Rev A	2 April 2019

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- 3 External Lighting - Submit Details  
No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
4. Pointing – New Development – Standard Mix  
All pointing in the development hereby permitted shall accord with the following specification – a lime mortar mix of 1:2<sup>1</sup>/<sub>2</sub> (lime; sand (sand mix of 50% sieved sharp sand and 50% builders sand)) with a slightly recessed bagged finish.

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5. **Stonework to Match**  
All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.
6. The roof of the development hereby permitted shall, within three months of first being brought into use, be clad in standing seam zinc and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. **Timber Cladding (inserts)**  
The external elevations of the side extension hereby approved shall, within three months of first being brought into use, be clad in natural weathering horizontal timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
8. All new window frames shall be powder coated aluminium and finished in a dark colour within six months of the date of installation and shall be maintained in that condition in perpetuity.
9. **Window Frames in Reveals - Specify Set Back (insert)**  
The external face of the frame to all new windows shall be set in a reveal of a minimum of 100mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. The glazing installed in the south (seaward facing) elevation shall be non-reflective glass and shall thereafter be so maintained.
11. **Guttering Fixed by Gutter Spikes**  
The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
12. **Black Coloured Rainwater Goods**  
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.
13. The balustrade to the link between the dwelling and the car parking area shall be of horizontal timber boarding and shall thereafter be so maintained in perpetuity.
14. The re-landscaped grass bank should be reseeded with an acid grassland and heather seed mix of native species in order to maintain the section 3 moorland landscape and extent of the priority habitat.

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**Informatives**

1	<p><b>Bats</b></p> <p>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.</p>
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**Reason(s) for Condition(s)**

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. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
- 4& 5. 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.
6. 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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12. 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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14. In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.



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**Background**

Brickyard Cottage is located in an isolated location on the western edge of Ravenscar.

The property comprises a remote multi-phased vernacular dwelling and attached byre, constructed of coursed stone and pantile roof. However, work undertaken in the 20th century has considerably eroded many of the interior historic features through the insertion of floors, ceilings and unsympathetic alterations to the fireplace in the ground floor bedroom. Latterly, the building has been underpinned using a concrete raft which has resulted in all ground floor floors being removed.

The possibility of listing the building has been explored but has not been pursued by Historic England, and that possibility has now been discounted by the Authority's Building Conservation Team.

This application seeks permission for a linear contemporary single storey extension on the eastern side of the existing dwelling to provide an improved kitchen area. This extension would measure 7.2m long x 4.4m deep. It would be stepped in from the front elevation with a lower eaves and ridge height to the host dwelling. This extension would be clad with horizontal timber boarding with a standing seam zinc roof and large elements of glazing.

It is also proposed to replace the existing array of front lean to extensions which are a mix of stone and render with a single storey stone flat roof extension to provide porch, utility and bathroom, with a balcony area above which would be bounded by a simple glazed balustrade. The existing poor quality dormer window would be removed and replaced with large roof lights, two of which would open out to provide access onto the balcony. The ridge height of the cottage would be raised from 4.7m to 5.1m.

Additional glazing would be inserted in the western gable and a link bridge would be provided at the rear to provide level access to the parking area. The existing hard surfaced parking area would be extended and the existing grass bank at the rear of the house would be re-landscaped to form gentle terraces between the parking and the house.

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**Main Issues**

Core Policy G of the Local Development Plan seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with high quality sustainable design being sought which conserves or enhances the landscape setting.

Development Policy 3 of the NYM Local Development Framework 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.

Development Policy 19 of the NYM 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 and that annexe accommodation is ancillary to the main dwelling.

Part 1 of the Design Guide defines the landscape character of Ravenscar as part of the Coast and Coastal Hinterland and sets out that historical development of some places as holiday resorts has led to a less uniform appearance compared with other parts of the Park and has resulted in a wide variety of building ages, styles and materials, with fewer 'defining' characteristics, and with influences from other parts of the Country. It also states within the Design Guide that in some circumstances, modern, innovative designs may positively enhance traditional or landscape setting, but that in all cases, it is essential for proposals to demonstrate exemplary design quality.

This proposal is for a longitudinal extension which abuts and incorporates the eastern gable. . It would be of lightweight design, in timber, and is considered to respects the simple vernacular style of the existing building. Furthermore, it is considered that replacement of the existing front lean-to and removal of dormer windows would improve the appearance of the front elevation and the slight increase in ridge height would not have an adverse impact on the character of the property.

It is unlikely that the development would be greatly visible from the footpath lower down the slope to the north, but it is considered important that the large areas of glazing are in non-reflective glass to avoid glare.

The changes to the ground profiles around the house would ensure the proposed scheme sits comfortably within the immediate landscape context and would add positively to the wide scale setting of the house.

Although the proposal does significantly alter the character of the dwelling, it would not have an adverse impact on amenities enjoyed by nearby properties or on the wider landscape.

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In view of the above considerations it is considered that the proposal reflects some of the variety of form and characteristics of development in the area, through the use of traditional materials, and the resultant property would not be incongruous with the character of the area and would create an interesting dwelling of modern design.

In view of the above, the proposal is considered to be in accordance with the objectives of Core Policy G and Development Policies 3 and 19 of the NYM Local Development Framework and approval is recommended.

**Pre-commencement Conditions**

N/A

**Explanation of how the Authority has Worked Positively with the Applicant/Agent**

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.