

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2019/0379/NM

Proposal: non material amendment to planning approval NYM/2013/0295/FL to alter the design of garage

Location: Hempsyke Cottage, Littlebeck Lane, Littlebeck, Sneaton

Decision Date: 27 June 2019

Consultations

Parish - Unable to respond before the determination date.

Natural England - No comments to make.

Site Notice Expiry Date - Not required.

Others - Miss Susan Willmington, Redbarn Farm, Littlebeck Lane, Sneaton - This is not a satisfactory solution, the lowering of the roof is not enough for the building to sit in the surrounding landscape. Why have this extra space above the cars in the garage? Why not add some width, I had a look today and the overhang of the roof could extend further and provide 2 storage spaces each side of the garage. The oil tank would need moving or be within the new storage space. This would also protect the risk of extra accommodation or a holiday home in any future plans. There are many garages that suddenly become extra living space.

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. **Non Material Condition**

The development hereby approved shall only be carried out in accordance with the specific amendment **to alter the height and design of garage** as shown on the following document(s):

Document Description	Document No.	Date Received
Modifications to garage as built West and North Elevations	N/A	24 May 2019
Modifications to garage as built South Elevation	N/A	24 May 2019

The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2013/0295/FL.

2. The amendments to the garage hereby approved shall be completed within 12 months from the date of this permission.

Reasons for Conditions

2. To ensure that the unacceptable impacts of the existing development are adequately addressed within an appropriate time frame and to allow the development to be retained in an environmentally acceptable condition and to accord with NYM Core Policy A.

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Background

Hempsyke Cottage is an attractive two storey cottage of stone under slate construction occupying an isolated roadside position on Littlebeck Lane. The cottage is not of the typical local/National Park architectural vernacular; however it is of an attractive design and well-proportioned. The cottage is a gabled property having the central section orientated east to west with the gable facing the road (east) which is then flanked by identical and slightly lower sections constructed with their ridges constructed north-south resulting in a generally symmetrical property. Historically, the cottage had a modest curtilage, accessed via a discreet vehicular access to the immediate south of the house leading to a small area of gravel/hardstanding for parking and turning. To the west of the house was a small low-key and fairly informal garden, bound by a hedge with a large field laid to pasture beyond.

Planning permission was granted in 2013 (NYM/2013/0295/FL) for the construction of single storey extension, change of use of land to form extension to domestic curtilage together with construction of double garage. Relevant to the current application was the which was positioned to the south of the site, adjacent to an existing outbuilding and measuring 6.5 metres long by 6.25 metres wide with an open car port and garage and stairs up to a loft area.

Following that permission, an application for a non-material minor amendments was made (NYM/2014/0159/NM) to allow for construction of gable end with window in lieu of hipped roof on north elevation of cottage extension. A further non-material minor amendments was made in 2015 (NYM/2015/0635/NM) to allow an increase in size of single storey extension (900mm), alterations to rooflights and window to north elevation, installation of 3 no. velux sunlight tunnels, omission of glazing to balcony level together with infilling of north and east elevation and alterations to rooflights to garage which was approved. This permission effectively changed the open carport to an enclosed double garage but key elements of the previous design were carried through such as overhanging roof over gable elevations, use of stone and the position within the site boundary.

Since 2015 two further applications have been made for the change of use of land to form extension to domestic curtilage together with installation of flue pipe in lieu of stone chimney to approved extension which was approved conditions under reference NYM/2016/0079/FL and a verification check of condition 18 (planting mix) of the 2013 planning approval.

Construction works are understood to have been completed in relation to the relevant permissions but during routine monitoring of the site, it came to the attention of the Authority that the garage was not in accordance with the approved plans. The garage was larger in all dimensions and also differed visually from the approved plans. No stone is visible as the whole garage has been clad with cedar boarding. The access to the loft storage area has been installed on the west elevation rather than the east and rooflights have not been installed on either roof slope. No details for the garage doors have been submitted but an up and over door has been utilised rather than two sets of side hung doors.

The changes were considered substantial enough to require consideration through the application process and an application was submitted to retain the garage as built without any further consultation with Officers. That application was refused in February 2019 as the structure was found to dominate the site and the lack of appropriate detailing failed to respect the established architectural character of the site.

The reason for refusal has been considered by the applicant and agent, resulting in this application seeking approval of further amendments to the scheme.

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The proposal has been amended to include the following alterations: lowering of the roof structure by 200mm; providing the stone corners as originally approved; providing 300mm roof overhangs at eaves and gable ends; new window to north elevation and additional stonework to south elevation.

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).

These policies collectively seek to ensure that development maintains and enhances the special character of the National Park; is sympathetic to the character and appearance of the host dwelling and; should not have an adverse effect upon the amenities of neighbours. This is to be achieved through careful siting, high quality design and appropriate scale, mass and materials.

The main issues to consider with this application are whether the changes to the design details, materials and size are acceptable for the site and the wider landscape. It must be noted that the principle of the building has been established through the determination of planning application ref. NYM/2013/0295/FL so this application is only to assess the proposed details to address the differences between the garage as approved and as built.

The garage is clearly larger than the originally approved structure however, the proposed revisions presented by this application seek to reduce the 'as-built' height by 200m, resulting in an overall uplift of approximately 600-700mm. The main areas of concern were the lack of distinctive detailing such as the roof overhangs and stone accents. The amended scheme proposes to re-introduce those elements which will bring the proposal back in-line with the approved structure.

The comments and concerns raised by the third party have been fully considered. Whilst the changes suggested by the neighbour are noted, as stated above, there is an existing permission in place for a double garage structure of a comparable footprint in place and therefore, to seek such dramatic changes to the scheme would be unreasonable and probably unproductive insofar as the application could revert to the similar plans approved in 2013. Officers share the concerns of the neighbour in relation to the structure becoming additional residential accommodation in the future but the reader is reassured (and the applicant is reminded) that the original permission carries a condition (no. 4) that the garage is restricted to domestic storage only and no alteration or conversion of the building to provide accommodation is permitted unless a separate grant of planning permission is obtained. As this proposal is a non-material amendment to the original permission, that condition (and all other relevant conditions) remain in place.

On balance, the proposed amendments seek to re-instate the important architectural details of the garage in order to reflect the extant permission. The main change relates to the increase in height of the building and whilst a more generous reduction would be welcome, Officers do not consider the proposed plans to be sufficiently harmful to justify a refusal in view of the site history.

There are no immediate neighbours to the site who will be affected in terms of loss of amenity and in respect of the prominence of the building in the wider landscape, the natural construction materials will weather over time becoming less prominent. In view of the above, the proposed amendments are considered acceptable and approval is recommended.