

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(North)  
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2019/0199/FL

**Proposal:** alterations and construction of single storey side extension

**Location:** Low Laithes Farm, Hawsker

**Decision Date:** 14 May 2019

**Extended to:**

## Consultations

**Parish** – No objections

**Site Notice Expiry Date** – 08 April 2019

**Others -**

## Director of Planning's Recommendation

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

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN02	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.
3.	RSUO09	The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as <b>Low Laithes Farm</b> and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall be used only for members of the family of the occupier of the main dwelling.
4.	MATS10	The brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
5.	ARCH02	No development shall take place on site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

## Informatives

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.

### Reason(s) for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN02	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.	RSUO09	The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.
4.	MATS01	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.
5.	ARCH01	In order that any remains of archaeological importance can be adequately investigated and recorded before any development takes place on the site and to comply with NYM Core Policy G which seeks to conserve and enhance the historic assets and cultural heritage of the National Park.



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**Background**

This application relates to Low Laithes Farm located off High Hawsker Lane. Planning permission is sought for the alteration and construction of a single storey side extension. The side extension will accommodate a bedroom and shower room for the applicant's disabled daughter, which will help to retain her independence.

The extension will be located on the west elevation within the area of a Scheduled Monument and therefore Scheduled Monument Consent will be required from Historic England prior to work commencing.

**Main Issues**

Development Policy 3 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, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; 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 7 states that development proposals will only be permitted where the archaeological interest is capable of being preserved in situ. Where this is not justifiable, permission will only be granted where provision is made by appropriate preservation by record. In all cases, an appropriate assessment and evaluation will be required to be submitted as part of the planning application.

Development Policy 19 is supportive of development within the domestic curtilage of dwellings which takes into account the special qualities of the National Park and architectural character of settlements. Amongst other things, development 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 Authority's archaeologist and Historic England have been consulted on this application as the site is located within the Scheduled Monument of 'Moated site at Low Laithes Farm, Whitby'. The monument includes the earthwork and buried remains of a medieval moated manor house, fishponds and part of its surrounding agricultural system. The monument occupies fields to the east and south of Manor House Farm and to the west of Low Laithes Farm. Initially there were concerns by both consultees as limited information was submitted within the supporting information as to the significance of the Scheduled Monument, and the impact the development would have on this designated area. A detailed Heritage Assessment was later submitted as well as a proposal for an archaeological watching Brief during the proposed works. The amended information was considered to fully address concerns surrounding Paragraph 189 of the NPPF and Development Policy 7 of the Local Development Frameworks and therefore no objections were raised in view of the additional information.

The extension will measure approximately 3.7 by 7 metres and will be constructed using matching materials. The extension is single storey and is subservient to the host dwelling. No objections have been raised from the Parish Council. In view of this, the proposal is considered to accord with adopted policies and planning approval is recommended.

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**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.