

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(South)  
Parish: Cloughton

Application No. NYM/2019/0588/FL

**Proposal:** Alterations and single storey extension to domestic outbuilding to enable its use as residential annexe accommodation and associated landscape works

**Location:** Cawood Cottage, Staintondale Road, Cloughton

**Decision Date:** 17 October 2019

**Extended to:** 1 November 2019

## Consultations

**Parish** – No objection.

**Highways** – Request plan showing the location of the proposed garage (now omitted from the scheme).

**Forestry Commission** – Issue standing advice.

**Site Notice Expiry Date** – 9 October 2019

## Director of Planning's Recommendation

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

1.	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.				
2.	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed conversion of existing barn into residential annexe</td><td>23 Oct 2019</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Date Received	Proposed conversion of existing barn into residential annexe	23 Oct 2019
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Proposed conversion of existing barn into residential annexe	23 Oct 2019				
3.	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 Cawood Cottage 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.	No work shall commence on the construction of the external walls of the extension hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained on the development site until the development hereby approved has been completed.				

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5.	The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6.	All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7.	No work shall commence on the installation of any replacement or new windows and external doors (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames, external doors and door frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames and external doors shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8.	The external face of the frame to all new windows shall be set in a reveal of a minimum of 75mm 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.
9.	No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10.	The accommodation hereby approved shall not be brought into use until full details of the hardsurfacing to be utilised on the site have been submitted to and approved in writing by the Local Planning Authority, including a timetable to implement the proposed works and samples of the proposed materials if so required by the Local Planning Authority. The hard landscaping works shall then be implemented in accordance with the approved details. The hard landscaping shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

### **Informatives**

1. **Bats**  
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.

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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.	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.	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.	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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8.	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.
9.	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.
10.	In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.

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**Background**

Cawood Cottage lies on the west side of Staintondale Road to the north of Cloughton, and comprises the main dwelling along with a detached stone outbuilding to the rear and a number of domestic timber sheds. The main dwelling is orientated at right angles to the road such the principle elevation faces south over the extensive garden which wraps around the property to the northwest and south, with the main road forming the eastern boundary. Vehicular access lies immediately to the rear (north) of the dwelling, between it and the detached stone barn which is the subject of this planning application.

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Planning permission is sought for the conversion of the detached stone and pantile outbuilding into a one bedroom annexe to be used in association with the main dwelling. A modest single storey extension to the northern gable is proposed to enable the provision of an open plan kitchen/dining/living area along with a double bedroom and ensuite bathroom.

**Main Issues**

The relevant policies of the Core Strategy and Development Policies Document are considered to be Development Policy 8 (Conversion of Traditional Unlisted Rural Buildings) and Development Policy 19 (Householder Development) which support the principle of the conversion of a rural building which lie within the curtilage of the main dwelling into annexe accommodation subject to a number of design related criteria.

The proposal makes use of a traditional stone and pantile outbuilding which is considered to be structurally sound and make a positive contribution to the landscape of the National Park. Whilst Development Policy 8 requires the building to be capable of conversion without the need for significant alterations or extensions, the application does propose a modest single storey extension to the northern gable to provide the required accommodation. It is considered that the extension would be a very small addition and would not compromise the form or character of the original building such that it is considered acceptable. The proposed scheme of conversion makes good use of the existing openings, limiting the number of new openings to a conservation rooflight to the ensuite bathroom and two small windows in the gable end of the extension. In terms of the wider landscape impact, the outbuilding is contained within the courtyard of the property with the principle elevation well screened from the west by the existing walled garden and extensive tree cover. From the east the building forms part of the boundary wall and the extension will be clearly visible. However it has been designed as a continuation of the existing building and will not appear out of keeping. There would be no change to the curtilage about the property or the creation of a new access or parking areas. The existing access will serve both the main dwelling and the annexe and there is more than sufficient parking and turning within the curtilage for the accommodation proposed.

In view of the above the proposal is considered to accord with development Policies 8 and 19 of the core Strategy and Development Policies Document and approval is recommended.

**Draft Local Plan**

Policy CO18 of the emerging Local Plan is most relevant to this application, supporting the provision of residential annexes within the domestic curtilage provided that they are ancillary to the main dwelling in terms of scale, specification and proposed use. Weight can be attached to this policy as it accords with the NPPF and little or no objection has been received.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.