

North York Moors National Park Authority

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

Application No. NYM/2019/0640/FL

Proposal: alterations and construction of two storey extension

Location: Little Shortwaite, Lealholm

Decision Date: 13 November 2019

Consultations

Parish – No response

Highways – No response

Site Notice/Advertisement Expiry Date – 4 November 2019

Others -

Director of Planning's Recommendation

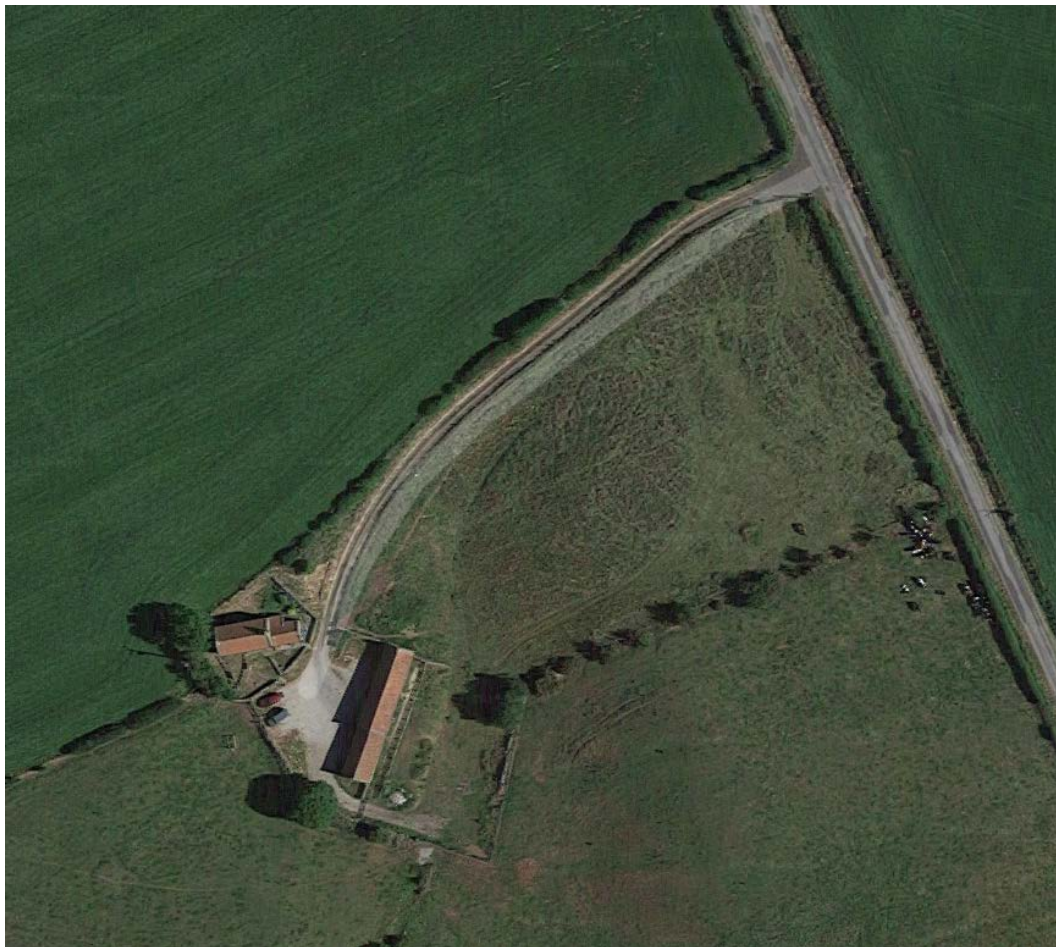
Reason(s) for Refusal

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| 1. | The proposed two storey side extension, by reason of its scale, form, mass, design and position is considered to be harmful to the modest, utilitarian and traditional character of the existing building and detract from its setting in the landscape. The proposed extension would appear as a dominant feature which would compete with the existing two storey part of the property. The proposal would significantly obscure the little-altered north and east elevations of the property and would fail to respect its existing architectural character contrary to the requirements of Development Policies 3 and 19 of the NYM Core Strategy and Development Policy Document together with the advice contained within Part 2 of the Authority's adopted Design Guide. |
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Background

Little Shortwaite is located roughly 2km north east of the main built up area of Lealholm. The two storey property is surrounded by numerous open fields and is therefore prominent from the road that runs between Back Lane and Southgate Farm.

The property is of traditional stone and pantile construction and sits facing in a south easterly direction away from the road. The site comprises the modest and largely unaltered farmhouse and a long range of outbuildings. The site is enclosed by a low stone wall. There is no planning history for the site and no pre-application advice was sought prior to the submission of the current application.

The principal elevation of the property, which faces away from the main driveway, is a fairly symmetrical double fronted design with traditional Victorian vertical sliding sashes and four panelled door. Meanwhile, the rear of the property remains unaltered with just one central window opening on the first floor which serves the internal staircase and two small windows on the ground floor.

There is a modest historic single storey extension on the east elevation of the property; also of traditional stone and pantile construction with no openings on the gable.

Currently, the homeowners are beginning the process of constructing two small extensions under permitted development on the rear of the property.

This application relates to a large two storey extension to provide two additional bedrooms, en-suites and an enlarged kitchen/dining area.

Main Issues**Relevant Policies**

The relevant policies contained within the NYM Core Strategy and Development Plan Policy Documents to consider with this application are Development Policies 3 and 19.

Development Policy 3 of the NYM Local Development Framework affirms that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 19 of the NYM Local Development Framework states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the landscape character and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

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Draft Local Plan Policies

Policy CO17 of the emerging Local Plan can be given weight as there have been few objections to this policy.

Policy CO17 states that development within the domestic curtilage of dwellings should only be permitted where the scale, height, form, position and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

Initial Scheme

The initial proposed scheme at Little Shortwaite comprised a large two storey glazed gable extension on the principal elevation of the property. The plans also included alterations to the side extension to go from single to two storeys with one small dormer window on the front and three conservation style rooflights on the rear.

The Authority's Design Guide 2 states that front extensions are not encouraged but where they can be accommodated extensions should be high quality design and small in scale; therefore front extensions are generally restricted to porches. The initial proposed front extension at Little Shortwaite contributed to an increase of almost half of the original habitable footprint, whilst significantly altering the character of the property.

The applicant was therefore advised that the application in its initial form would be recommended for refusal due to the impact that the design and scale of the proposal would have on the original dwellinghouse and as such was considered contrary to Development Policies 3 and 19.

Revised Scheme

The amended scheme comprises a two storey gable extension on the east elevation with a gabled projection that extends just less than 5m beyond the rear wall of the dwelling; also standing at two storeys high. This results in an increase in the total depth of the east elevation from just over 5m to 10.2m. In order to reduce the ridge height of the roof, the side gable has been set back from the front elevation by just over 1m which results in an off-centred gable extension. The extension therefore significantly obscures the modest, utilitarian and traditional character of the existing building that is currently visible from the road and as such fails to adhere to the requirement set out in Development Policies 3 and 19.

A large opening (4.8m wide) is proposed for the front elevation of the side extension to allow for the introduction of five paned aluminium bi-fold doors. It is considered that the extent of glazing on this elevation of the extension results in a stone to window ratio that has an unacceptable impact on the character of the original dwelling. The introduction of the large glazed opening is therefore considered to be contrary to Development Policies 3 and 19.

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The original side extension is proposed to be widened and raised and therefore is considered as a full rebuild of this element. The roof height has been raised significantly to allow for the introduction of two additional bedrooms at first floor level. Whilst the ridge height of the extension has been dropped slightly lower than that of the main dwelling as suggested during the negotiation stage, the eaves height is identical to that of the main dwelling and as such the side extension does not appear subservient to the original dwellinghouse. The applicant was advised that the eaves height should not replicate the height of the eaves on the main dwelling to ensure a clear hierarchy between the main dwelling and the extension as per the guidance in the Authority's Design Guide 2 and in order to meet the requirements set out in the Authority's adopted policies.

The Authority's Design Guide 2 states that the gable on an extension should be narrower than that of the gable of the existing dwellinghouse. The projecting gable on the rear of the side extension has a gable that exceeds the width of the original dwellinghouse. The applicant was advised during the negotiation stage that the rear gable should be considerably narrower than initially proposed and whilst amended plans show a reduced width, it is not considered that the reduction is sufficient and as such detracts from the character and form of the original dwellinghouse.

Overall, the proposed extension and alterations to Little Shortwaite are considered to have a detrimental impact on the character and form of the original dwellinghouse. The scale, height, form, position and design of the development does not take into account the special qualities of the area or the architectural character of the modest utilitarian site or wider settlement in which the development is proposed and is therefore considered to significantly conflict with Development Policies 3 and 19.

As such, the application is recommended for refusal.

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

Negotiations have taken place with the aim of making changes to ensure the proposal complies with the relevant policies of the Development Plan/delivers a sustainable form of development as set out in the National Planning Policy Framework, though unfortunately such changes were not implemented.