

The Planning Inspectorate

HOUSEHOLDER PLANNING APPEAL FORM (Online Version)

WARNING: The appeal **and** essential supporting documents must reach the Inspectorate within the appeal period. **If your appeal and essential supporting documents are not received in time, we will not accept the appeal.**

Appeal Reference: APP/W9500/D/19/3243220

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Mr Charles Davies

B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes

No



C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

North York Moors National Park Authority

LPA reference number

NYM/2019/0640/FL

Date of the application

18/09/2019

Did the LPA issue a decision?

Yes

No



Date of LPA's decision

29/11/2019

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes

No



Address

Little Shortwaite Shortwaite
Lealholm
WHITBY
YO21 2AA

Is the appeal site within a Green Belt?

Yes

No



Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes

No



E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form?

Yes

No



Please enter details of the proposed development. This should normally be taken from the planning

application form.

Demolition of existing single storey extension and construction of a two storey extension.

Area of floor space of proposed development (in square metres)

90

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.
2. Refused permission to vary or remove a condition(s).
3. Refused prior approval of permitted development rights.

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes No

Please explain.

The site where the proposed development is to be built is over 150m from the nearest public access, therefore we would recommend that the inspector accesses the site.

2. Hearing

3. Inquiry

H. GROUNDS OF APPEAL

The grounds of appeal are:

[see 'Appeal Documents' section](#)

Do you have a separate list of appendices to accompany your grounds of appeal? Yes No

[see 'Appeal Documents' section](#)

Have you made a costs application with this appeal? Yes No

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

J. SUPPORTING DOCUMENTS

01. A copy of the application form sent to the LPA.

02. A copy of the LPA's decision notice.

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes No

L. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form, the personal details form and any supporting documents (including the full grounds of appeal) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your forms
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved forms including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

M. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section: GROUNDS OF APPEAL
Document Description: The grounds of appeal
File name: Little Shortwaite Planning Appeal Statement.docx

Relates to Section: GROUNDS OF APPEAL
Document Description: A separate list of appendices to accompany your grounds of appeal
File name: Hill Top Farm, Shaw End plans NYM20130560FL.pdf
File name: location plan.docx
File name: NYM design guide two Extensions and Alterations to Dwellings.pdf
File name: Tib Hill, Danby plans NYM20170600FL.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 01. A copy of the original application form sent to the LPA.
File name: 2019-09-18 Public - Planning Application.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 02. A copy of the LPA's decision notice.
File name: 2019-11-29 Public - Decision Notice.pdf

Completed by MR CHARLES DAVIES

Date 15/12/2019 13:32:01

Little Shortwaite Farm consists of a two bedroom, two storey stone built farmhouse with a single storey annex containing the kitchen. Across a small yard there is a detached stone outbuilding which serves as stables and log store. The whole site, including paddock, covers 2 acres and occupies a secluded hillside position looking down the Esk Valley in the North Yorkshire Moors.

Planning permission was sought to develop the farmhouse to offer two further bedrooms and increased living space to accommodate our growing family and the application was initially submitted on the 18th of September 2019.

After consultation with the Local Planning Authority, we were informed that the original design, which included a two storey extension to the front of the building, was unacceptable with the current design guide. Instead it was proposed that the building should be extended to the side and rear, replacing the existing single storey annex and keeping the principal elevation of the farmhouse untouched.

With this guidance, the design was changed to coincide with the views of the planning officer and the final amended design to NYM/2019/0640/FL was submitted on the 18th of November 2019. The reasons for refusing this planning application were given as the design did not meet local design policies 3 and 19. During the design of the plans, the local authority's own "extensions and alterations to dwellings" guidance notes were consulted as well as the views of the planning officer and the designs of previously passed developments which were in the National Park and of a similar nature.

With these in mind, the new extension was designed to include features such as it being set back from the frontage of the existing farmhouse, giving a lower ridge height and narrower gable end profile to make it appear subservient to the original building whilst maintaining the same eaves height (as suggested by the NYM design guide diagram on page x of the booklet); this is quite low on the original building and reduces upstairs headroom. With the narrower profile of the extension, any reduction in this height would make the amount of useable space in the bedrooms minimal and compromise the sustainability of the development as a family home. Although this was explained to the officer and would have been apparent when inspected, no visit was made to the site during the application period.

Further efforts have been made to comply with design policies 3 and 19 by reducing the width of the rear gable of the extension to make it narrower than that of the farmhouse and create a step in the right hand side elevation. These help the new portion of the building to look less imposing and more characterful whilst maintaining a useable amount of space inside.

With further reference to the scale and ridge height of the new extension being substantially smaller than that of the main farmhouse, our attention was drawn to the planning permission which was granted for Hill Top Farm, Shaw End, Lealholm ([NYM/2013/0560/FL](#)). This appears to be a very similar setting and situation to our own, with a modest, stone built, two bed farmhouse needing to be extended to meet the needs of a larger family. Despite the similarities between the two projects, the proportion of the extension to the existing dwelling was far greater than that of our proposal with far less reductions in ridge height and gable width, yet the application was granted planning permission under the same development policies which are being used as reasons for the refusal of our own proposal.

The location of the proposed extension is partly down to necessity as the existing building is set tight in the West corner of the plot which gives little to no room to extend to the left or rear of the farm

house, hence why the original application was proposed to the front. However by removing the existing kitchen annex, space is created to increase the floor area of the household without altering or detracting from the primary elevation of the farmhouse. As well as having only a minor impact to the view of the North elevation which is mostly covered by a lean-to extension being constructed under permitted development to house a toilet and utility room.

With regards to the design and sustainability of the proposed extension, the local authority design guide was consulted as well as part two of the supplementary planning document which covers extensions and alterations to dwellings. In keeping with these guidelines, the extension is to be constructed from locally sourced stone with a clay pantile roof to match the features of the farmhouse and those of similar developments in the local area. Other, more subtle features to be included are stone tabling to the gables and window frames that match the scale and profile of those used in the existing building. The bi-fold doors are included into the front elevation to add a contemporary element to the new portion of the building and take advantage of the beautiful views the house enjoys looking down the hillside. We feel this would be a positive design feature to distinguish the new extension from the existing building and not adversely affect the overall appearance of the property in any way. Furthermore, as this elevation faces down the valley, it does not overlook any nearby property nor is easily visible from any dwelling or right of way.

In conclusion, with taking into consideration the points that have been stated above, we feel that we have met the needs of the Local Authority's planning directives.