

# North York Moors National Park Authority

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

Application No. NYM/2020/0139/FL

**Proposal: alterations and conversion of garage to annex including extension**

**Location: Glebe Cottage  
Thorpe Lane  
Robin Hoods Bay**

**Decision Date: 22 April 2020  
Extended to:**

## Consultations

**Parish** – 19/3/2020 - The Council has no objections to the application although they would like to see the garage tied to the house legally to prevent sale of the properties individually

**Highways** – 24/03/2020 – Recommend refusal. The existing vehicular access into the site has no pedestrian visibility due to the corner of Glebe Cottage obscuring the drivers vision. Therefore object to any proposals that are likely to intensify the amount of traffic using this below standard access. The conversion of this building to a residential annexe is likely to increase the use of traffic using this access.

**Site Notice Expiry Date** – 6 April 2020

## Director of Planning's Recommendation

### Reason(s) for Refusal

1	The proposal by reason of the size of the extension proposed and the level of accommodation created would be contrary to the provisions of Development Policy 19 of the NYM Local Development Framework which seeks to ensure that detached annex accommodation is provided within existing buildings and the accommodation provided is ancillary to the host dwelling in terms of its scale and specification.
2	The existing access, by which vehicles associated with this proposal would leave and re-join the County Highway is unsatisfactory since the required driver to pedestrian visibility of 2 metres x 2 metres cannot be achieved at the junction with the County Highway and therefore, in the opinion of the Planning Authority, the intensification of use which would result from the proposed development is unacceptable in terms of highway safety.

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**Background**

This application relates to what was previously a storage building located adjacent to Glebe Cottage which fronts onto Thorpe Lane and sides onto Laburnum Avenue, a private road.

The building was sold in around 2018, having been previously owned by the Church (for St Stephens Church in Fylingthopre). Land registry details also show that it was also leased by the coastguard for storage purposes. The building is now in the ownership of the adjacent dwelling, Glebe Cottage.

The existing building measures 6.4m wide by a maximum of 4.1m wide (tapering to 3.7m at the front). This application seeks full planning permission to construct a rear extension to this building, measuring 5m long x 4m wide. The existing building would accommodate a bedroom and bathroom, the extension would accommodate a lounge and kitchenette.

**Main Issues**

Development Policy 19 of the NYM Local Development Framework covers householder development and is the most relevant for consideration of this case. In the case of annex accommodation, this Policy requires that detached annex accommodation is provided through existing buildings and that the development is ancillary to the main dwelling in terms of its scale and specification.

Development Policy 3 relates to design and seeks to ensure that account is taken of the access needs for all potential users.

The building to which this application relates is small in scale and the proposed extension almost doubles the size of the building, in order to provide lounge and kitchen space, in addition to bedroom and bathroom. It is considered that this substantial extension would be contrary to DP19 as the annex would be substantially created by detached new building development. Due to the scale of the proposed development it would have potential for becoming a self-contained unit.

In addition, the Highway Authority has recommended refusal due to inadequate sightlines and the potential for increased activity, advising that the provision of a new annexe has the potential to increase the amount of traffic. Whether it is another car in the ownership of the residents or just more journeys because more people live there, the proposals are increasing the likelihood of vehicular journeys using this access in the future, whether it is the current residents or future residents.

The applicant's agent has responded to the Highway Authority's comments, commenting that they disagree as the proposal clearly sets out the intended use of the annex with no planned additional use/intensification of the vehicle entrance point. The comments from Highways are therefore inaccurate.

In view of the above, refusal is recommended.

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**Draft Local Plan**

Policy CO18 – Residential Annexes re-iterates that detached residential annexes will only be permitted in existing outbuildings, providing that the structure is worthy of retention.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent****Refusal (No Amendments Requested/Departure from Development Plan)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.