

# North York Moors National Park Authority

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

Application No. NYM/2020/0261/FL

**Proposal: Construction of single storey infill extension to create display area**

**Location: Highgate Howe Holiday Home & Caravan Park, Highgate Howe, Hawsker**

**Decision Date: 09 June 2020**

## Consultations

**Parish** – No objections

**Highways** -

**Environmental Health Officer** -

**Site Notice Expiry Date** – 12 May 2020

## 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.	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.	All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.

## 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.	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.

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**Background**

Highgate Howe Holiday Park occupies an elevated position on the coastline approx. 3 miles to the south of Whitby. It is a family run static caravan site where all the holiday homes are owner occupied and none are available to let or sites for touring caravans.

Planning permission is sought for the construction of a display room within the courtyard area formed by the existing buildings comprising the main dwelling, store and recently constructed reception conservatory. The area measures approx. 7 metres by 5 metres and the proposed structure would comprise a dwarf stone wall to match the existing reception conservatory, a flat grey GRP roof with a glazed lantern. It is proposed that the extension would be used to provide a historical display of a refurbished 1960's caravan along with a number of historical photos of the Holiday Park from that era to the present day.

Planning permission was most recently granted in 2014 for the construction of the conservatory reception.

**Main Issues**

The relevant policies of the Core Strategy and Development Policies Document are considered to be Development Policy 3 (design), Development Policy 14 (Tourism and Recreation) and Development Policy 16 (Chalet and Camping Sites).

Development Policy 3 requires a high standard of design detailing which reflects or complements the local vernacular.

Development Policy 14 seeks to ensure that the expansion existing tourism businesses provides opportunities for visitors to increase their understanding, awareness and enjoyment of the special qualities of the National Park., whilst not generating an increased level of activity which would have an adverse impact on the locality.

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Development Policy 16 permits the expansion of existing caravan and chalet sites where the scale of development would not be out of character with the area.

The proposed extension would provide a light and airy space linking through to the existing reception which would be used to provide a display of memorabilia relating to the Holiday Park. It would reflect the design and materials of the existing reception conservatory albeit with a flat GRP roof.

As such it is considered that the proposal would not increase levels of activity about the site or the locality but would enhance visitors' knowledge and appreciation of the area as supported by Development Policies 14 and 16. The structure would complement the recently added reception conservatory and whilst it would be visible in the wider locality, it is not considered it would be detrimental being a domestic scale extension to a largely domestic property.

As such the proposal is therefore considered to be in accordance with Development Policies 3, 14 and 16 and approval is recommended.

**Draft Local Plan**

Strategic Policy C and Policy UE2 of the emerging Local Plan are considered most relevant to this application. As with Development Policy 3 Strategic policy C requires the proposal be of a high quality design and Policy UE2 supports the development of existing tourism businesses where the proposal forms an extension to an existing building, similar to development Policies 14 and 16. As such the proposal is considered to comply with these policies also.

**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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.