

# North York Moors National Park Authority

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

Application No. NYM/2020/0248/FL

**Proposal: alterations and construction of two storey extension (revised scheme following refusal of NYM/2019/0640/FL - dismissed at appeal)**

**Location: Little Shortwaite, Shortwaite, Lealholm**

**Decision Date: 02 June 2020**

**Extended to:**

## Consultations

**Site Notice/Advertisement Expiry Date –**

**Others -**

## Director of Planning's Recommendation

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

1. Standard Three Year Commencement Date  
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified  
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Proposed Elevations	Rev. E	15 May 2020
Proposed Plans	Rev. E	15 May 2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. Stonework and Roofing Tiles to Match  
All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
4. Conservation Rooflights Only  
The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
5. Black Coloured Rainwater Goods  
The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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**Informatives**

1.	<b>Bats</b> 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. 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.
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 the appearance of the development is 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 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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**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 seeks planning permission for a two storey gable extension and is a revised scheme following a previous application (NYM/2019/0640/FL) which was refused and later dismissed at appeal.

**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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**Previous Application**

The previous scheme submitted to the Authority, which was refused, consisted of extensions and alterations to Little Shortwaite that were 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 failed to take into account the special qualities of the area or the architectural character of the modest utilitarian property, therefore conflicting with the Authority's adopted policies.

The applicant appealed the Authority's decision; however the application was later dismissed by the Planning Inspectorate. The inspector states that the proposal would introduce a 'significant' and 'ungainly' addition to the property, which would alter the simple plan form of the host dwelling. It was also stated that the 'rear element would create a large and incongruous addition', dominating the original property.

**Current Application**

Initial plans submitted under the current application showed very little change to the previous scheme. As such, the applicants were advised that significant alterations should be made, reflecting both the Officers comments and the Planning Inspectors report.

Subsequently, the applicant worked closely with the Authority to negotiate substantial alterations to the proposed extension. The applicant initially sought permission for a two storey gable extension with a two storey projection to the rear. This rear projection was considered an 'incongruous addition' by the Inspector and as such the applicant was advised by officers to remove this element. The applicant did so, reducing the extension to the gable element only. By removing the rear projection it is considered that the scheme preserves the traditional linear form and utilitarian character of the host dwelling.

There were initial concerns regarding proposed details of the fenestration. Again, the applicant worked closely with the Authority to achieve a high quality design with appropriately positioned and proportioned openings to ensure they did not detract from the original features of the property. The proposals for a large bi-fold opening were omitted and replaced with a modest French door, accompanied by a small traditional sash window.

It is considered that the final revised scheme adheres to the Authority's adopted policies in that 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. The proposals reflect a vast improvement on previous schemes and highlight an awareness of the special qualities of the National Park.

No objections have been raised in response to the application and in view of the above; the application is recommended for approval.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including the reduction in size and improved fenestration, so as to deliver sustainable development.