

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Cloughton

Application No. NYM/2020/0302/FL

Proposal: construction of timber garage following demolition of existing shed and garage

Location: Hazelwood, Hood Lane, Cloughton

Decision Date: 23 June 2020

Consultations

Parish - No objection. Likely to improve the appearance of the area.

Highways - No objection.

Site Notice Expiry Date - 26 May 2020.

Director of Planning's Recommendation

Approval subject to the following conditions:

- Standard Three Year Commencement Date**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- Strict Accordance With the Plans/Specifications or Minor Variations**
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.
- External Lighting - Submit Details**
No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
- The external timber cladding of the building hereby approved shall either be stained dark brown or allowed to weather naturally and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- Domestic Outbuildings - No Conversion to Accommodation - Outside Villages**
The development hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.

Application Number: NYM/2020/0302/FL

Informatives

1.	<p>Bats</p> <p>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.</p>
2.	<p>Birds</p> <p>Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.</p>

Reasons for Conditions

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. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
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. In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with NYM Core Policies B and J and would be likely to adversely affect the amenities of existing and future occupiers of the site.

Application Number: NYM/2020/0302/FL



Application Number: NYM/2020/0302/FL

Background

Hazelwood is a two storey detached dwelling of brick under tile construction located on the north side of Hood Lane, Cloughton. The property occupies a generous plot but the land rises steeply with the house sitting on sloping ground, resulting in a split-level property with terraced curtilage limiting the amount of 'practical' garden area. The house occupies an elevated position enjoying commanding views. There is an existing concrete sectional garage facing the vehicular access and a timber shed on the lower ground adjacent the access, running parallel with Hood Lane. The garage and shed are slightly higher than road level and partially visible through the existing vegetation cover, The shed is approaching the end of its safe, serviceable life and this application seeks full planning permission for its replacement.

The proposed scheme comprises the demolition of the existing structure followed by the construction of a replacement double garage of improved specification, utilising the footprint of the existing building allowing for vehicles to manoeuvre on site and leave in a forward gear. The proposed dimensions are approximately 5.6m long by 5.3m wide, 2.08m to eaves and an overall ridge height of 3.7m. The garage is proposed to be of horizontal timber cladding under a tiled, ridge and gable roof with one side enclosed by side hung timber door and the other side open fronted.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policies 3 (Design) and 19 (Householder Development). These policies collectively seek to ensure that development maintains and enhances the special character of the National Park; is sympathetic to the character and appearance of the host dwelling and; should not have an adverse effect upon the amenities of neighbours. This is to be achieved through careful siting, high quality design and appropriate scale, mass and materials.

Also relevant is the information contained within Part 2 of the Authority's adopted Design Guide relating to garages. The supplementary planning document states that garages should be subservient to the main dwelling and be located unobtrusively, attached or close to the side or rear of the main dwelling. On some occasions it may be more appropriate to construct a free standing garage elsewhere at the site so as not to prejudice the setting of the house. With careful siting outbuildings can be used to create attractive and useable outdoor spaces especially when grouped with traditional walls and hedges. Double width doors and up-and-over metal doors can appear out of scale with other openings at the site. Single width, side hung and vertically boarded timber doors set in reveals are more appropriate to the vernacular of the National Park.

This application follows a pre-application enquiry and as submitted, has followed officer recommendations in relation to roof design and height.

The proposed garage is located at the front of the site as a result of the topography of the site which prevents a closer association with the dwellinghouse. The replacement structure is considered to be of a significantly improved design in comparison to the existing shed and therefore, despite the increased size, will provide a modest enhancement to the appearance of the area. The proposed garage will undoubtedly improve the amenities at the site and is not in a position which will have any unacceptable impact on the residential amenities of neighbouring occupiers. The site is well screened by mature vegetation and therefore, views into the site are restricted.

Application Number: NYM/2020/0302/FL

The Parish Council has no objection to the proposal and the Highway Authority have also confirmed that they have no objection to the scheme. No other representations have been received.

The proposal is considered to be of a size, scale and design which is commensurate with the host property and in a position which is appropriate for the characteristics of this site. In view of the above, approval is recommended.

Draft Local Plan

Policies CO17 (Householder Development) has very similar requirements to the current DP19 in terms of scale, height, design and general amenity considerations of new development and having regard to new outbuildings; proposals must be for purposes incidental to the main house; subservient in size; and located in close proximity to existing buildings. Although not yet adopted, the Inspectors report has now been published and weight can be attached to the emerging policies. The proposal is considered in compliance with the relevant draft Local Plan Policy.

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.