

# North York Moors National Park Authority

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Ward: Scarborough Borough Council (North)  
Parish: Fylingdales

App No. NYM/2020/0359/FL

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**Proposal:** erection of replacement shed

**Location:** Ravens Lodge, Thorpe Lane, Robin Hoods Bay,

**Applicant:** Mr Steve Chapman,  
Ravens Lodge , Thorpe Lane, Robin Hoods Bay, Whitby, YO22 4RN

**Date for Decision:** 22/07/2020

**Extended to:**  
**Grid Ref:** 494786 505327

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## Consultations

**Parish** – No objections

**Site Notice/Advertisement Expiry Date** – 25 June 2020

**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 Plans/Specifications or Minor Variations

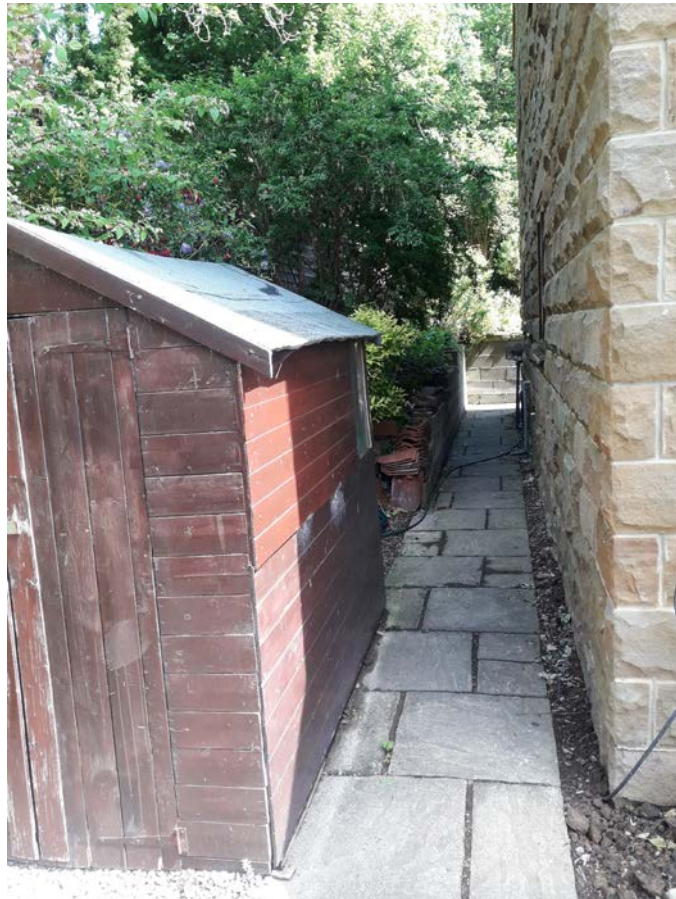
The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.

### 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.

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**Background**

Ravens Lodge is a detached two storey property situated in an elevated position to the north of Thorpe Lane in Robin Hoods Bay. The property is constructed of stone under a pantile roof with a stone chimney stack. Planning permission for the construction of the dwelling was granted in February 1992 following the approval of the outline application in January 1990.

The property is located within a long, narrow strip of land adjacent to Rookery Nook and planning permission for the construction of a detached garage to the rear of the property was refused in 2004 and 2006 on the grounds that such a development would have a negative impact on neighbour amenity.

In April 2020 pre-application advice was sought for the erection of a number of outbuildings at Ravens Lodge including two sheds, a detached garage and a carport. The applicant was advised that as the shed to the North West of the property would be located between the side elevation of the property and the boundary of the domestic curtilage, planning permission would be required. The proposed shed would replace an existing structure in this location which was erected without planning permission. The proposed replacement shed would be of the same width and height of the existing shed but would be 3.96 metres long rather than 2.05 metres.

**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

DP3 states that in order to maintain and enhance the distinctive character of the National Park, development will only be permitted amongst other things where a high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular and where the scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings and will not have an adverse effect upon the amenities of neighbours.

DP19 is supportive of development within the domestic curtilage of dwellings which takes into account the special qualities of the National Park and architectural character of settlements. Amongst other things, development will only be supported where the scale, height, form, position and design does not detract from the character of the original dwelling and its setting.

The proposed design and scale of the shed is considered to be appropriate for the chosen location. The shed would have an overall height of 2 metres, a width of 1.52 metres and a length of 3.96 metres. The shed would be constructed of timber under a pitched green mineral felt roof and would not be visible from the highway due to the difference in site levels

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and the existing boundary treatments to the west of the site. It is not considered that the shed would not detract from the character and appearance of the original dwelling which is a modern property with a stone finish. The proposed shed would not have a negative impact upon neighbour amenity or the dwelling's amenity.

For the reasons outlined above this application is recommended for approval.

**Draft Local Plan**

Strategic Policy C of the Draft Local Plan states that in order to maintain and enhance the distinctive character of the National Park, development will be permitted where among other things the scale, height, massing and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers.

Policy CO17 of the Draft Local Plan states that development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park and will be permitted where among other things the scale, height, form position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape.

The Inspector's Report on the Draft Local Plan has been received and the Public Examination closed and as such significant weight may be attached to the Draft Local Plan as a material consideration.

**Pre-commencement Conditions**

N/A

**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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.