

North York Moors National Park Authority

Ward: Scarborough Borough Council (North)
Parish: Fylingdales

App No. NYM/2020/0439/FL
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Proposal: construction of single storey side extension

Location: Cross Keld Cottage, Whitby Road, Robin Hoods Bay,

Applicant: Mr & Mrs M Parry, Cross Keld Cottage, Whitby Road, Robin Hoods Bay,
Whitby, YO22 4PE

Agent: Mr Richard Green, 33 Hall Garth Lane, West Ayton, Scarborough, YO13
9JA

Date for Decision: 25/08/2020

Extended to: **Grid Ref:**

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN02	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.	MATS03	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.
4.	MATS15	The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5.	MATS00	All new external doors and door frames in the development hereby approved shall be coloured dark grey/Antracite aluminium and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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Reason(s) for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	PLAN01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Local Plan Strategic Policies A and C which seek to conserve and enhance the special qualities of the NYM National Park.
3.	MATS01	For the avoidance of doubt and in order to comply with the provisions of NYM Local Plan Strategic Policies A and C 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.	MATS01	For the avoidance of doubt and in order to comply with the provisions of NYM Local Plan Strategic Policies A and C 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.
5.	MATS01	For the avoidance of doubt and in order to comply with the provisions of NYM Local Plan Strategic Policies A and C 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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Consultations

Parish – No objection

Site Notice/Advertisement Expiry Date – 4 August 2020

Background

Cross Keld Cottage is situated to the north west of Robin Hoods Bay on the north side of the Whitby Road where it takes a sharp left turn. It is a former stone farm building converted into a modest two bedroom dwelling circa 1985.

Planning permission is sought for a ridge and gable extension to the existing west gable of the main building to provide a garden room. It would be constructed in traditional materials to match those of the host dwelling.

Main Issues

The relevant policies of the adopted Local Plan are considered to be Policy CO12 (Conversion of Existing Buildings in the Open Countryside) and CO17 (Householder Development).

Cross Keld Cottage is a converted traditional farm building granted planning permission in April 1983 as an exception to the Authority's normal planning policies for new housing in the open countryside. In considering any further extension to the property the Authority should have regard to the fact that the property was a former farm building and Policy CO12 which seeks to ensure that schemes for conversion make good use of an existing building without the need for significant extension or alterations. Whilst this does not necessarily prevent any further alterations or extensions to the property, the emphasis is on whether or not those alterations or extensions are 'significant' and considered to harm the form and character of the original building.

The property has already been extended to the rear with the benefit of planning permission granted in November 1990 as this was considered a modest addition that did not harm the form and character of the original building. The proposed side extension currently under consideration would represent a further addition to the property but of also of a modest size subservient to the host building, owing to the narrower gable and being shorter in length than the existing south facing elevation. This also ensures that the ridge height of the extension is lower than that of the host building, maintaining the stone water tabling to the existing gable. In terms of design and materials, the traditional ridge and gable form and the use of stone and pantiles to match the host building along with dark grey aluminium framed doors and oak lintels would complement the character and appearance of the main building. As such it is not considered that the proposed side extension would compromise the form or character of this former barn conversion and would accord with Policies CO12 and CO17 of the Local Plan.

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With regard to Policy CO17 and in particular the requirement that cumulatively extensions should not increase the total habitable floor space by more than 30%, the proposal when combined with the previous rear extensions would amount to approx. 35% increase in the total habitable floor space. Whilst slightly over the 30% it is not considered that the extension, which would be subservient to the main building and has been designed to complement the form and character of the original dwelling, would have a detrimental impact on the character of the area nor result in the loss of a smaller, more affordable dwelling.

As such the proposal is considered to accord with the relevant policies of the Local Plan and approval is recommended.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.