

North York Moors National Park Authority

Ward: Scarborough Borough Council (North)
Parish: Eskdaleside-Cum-Ugglebarnby

App No. NYM/2020/0450/FL
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Proposal: alterations, raising of roof height, construction of single and two storey extensions to dwelling, alterations including raising of roof height and extension to garage to form additional living accommodation together with raised garden area (revised scheme to NYM/2018/0043/FL)

Location: Hillside Farm, Hillside Farm Lane, Littlebeck

Applicant: The Grosmont Estate,
fao; Mr G Winn Darley, c/o GMV Winn & Co., Aldby Park, Buttercrambe,
York, YO41 1XU,

Agent: The Planning & Design Associates,
fao: Mr Simon Denison, The Chicory Barn , Moor Lane, Stamford Bridge,
York, YO41 1HU,

Date for Decision: 27/08/2020

Extended to: Grid Ref: 486956
505057

Director of Planning's Recommendation

Approval subject to the following condition(s):

- 1 Standard Three Year Commencement Date
- 2 The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.

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
Site & Location Plans	GMV-445-02-31	2 July 2020
Proposed Plans & Elevations	GMV-445-02-30	2 July 2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

- 3 Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 14 Classes A to I of that Order shall

take place without a further grant of planning permission being obtained from the Local Planning Authority.

4 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.

5 All stonework to be used within the columns of the kitchen/dining room hereby approved shall be natural stone matching the local geology.

6 The development hereby permitted shall be carried out in accordance with the Tree Protection Measures set out in the Arboricultural Survey & Implication Study dated February 2018 prepared by JK Arboriculture.

7 There must be no access or egress by any vehicles between the highway and the application site at the junction between the private track and the public highway between Nestling House and Spring Farm until splays are provided giving clear visibility of 33 metres measured along both channel lines of the major road from a point measured 2 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 1.05 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.

Informative(s)

1 Bats

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.

2 PROW to be Kept Free From Obstruction at all Times

Please note that the footpath/track situated to the south east of the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.

3 Swift (*Apus apus*) populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website; <https://www.swift->

conservation.org/ with additional swift box ideas from Action for Swifts;
<http://actionforswifts.blogspot.com/search/label/nestbox%20design>

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 Strategy Policies A and C, which seek to conserve and enhance the special qualities of the NYM National Park.
- 3 In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Policy CO17, which seek to limit the scale of householder development within the National Park.
- 4 For the avoidance of doubt and in order to comply with the provisions of NYM 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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- 6 In order to comply with the provisions of NYM Strategic Policy E which seeks to conserve and enhance the quality and diversity of the natural environment.
- 7 In accordance with NYM Policy CO2 and in the interests of both vehicle and pedestrian safety and the visual amenity of the area.

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Consultations

Borough/District -

Parish -

Highways - The design standard for the site is the Department for transport's Design Manual for Roads and Bridges and the required visibility splay is 2 metres by 33 metres. The available visibility is well above this if the hedges are trimmed back but at the time of inspection the visibility looking southwards was only in the region of 2 metres by 20 metres.

Consequently the Local Highway Authority recommends that a Condition is attached to any permission granted.

Natural England - NO OBJECTION. Based on the plans submitted, Natural England considers that the proposed development will not have significant adverse impacts on statutorily protected nature conservation sites or landscapes.

Environmental Health Officer - I hereby confirm that I have no objections to the proposals on environmental health or housing grounds.

Site Notice Expiry Date – 4 August



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Background

Hillside Farm is located on an elevated site facing east across Littlebeck valley and is accessed by a tarmac drive which is approximately 500 metres long. In 2009 a new Game Keeper's dwelling and the machinery store was approved 300 metres up the access drive to the East of the existing dwelling to which this application relates.

The landscape on the west side of the valley is made up of small grass fields, hedgerows with mature trees and copses interspaced with individual groups of buildings. Buildings in the valley are quite sparse, but domestic buildings are generally of two storeys with associated single storey outbuildings. Stone and pantile are the dominant materials.

Hillside Farmhouse is a traditional stone built property that has been extended and altered over time, probably being originally farm cottages with an attached barn. The property is linear in nature with the barn now incorporated to make a large family dwelling. The property is used as a shooting lodge and also let out as a country retreat. At present the property comprises 5 bedrooms and associated bathrooms, living areas, dining room and kitchen.

Under NYM2018/0043/FL permission was granted for alterations which include raising of roof height, construction of single and two storey extensions, alterations to garage to form additional living accommodation together with raised garden area, alterations to building to form plant room and creation of additional parking.

The approval reorganised the layout to increase sleeping accommodation to 9 bedrooms. This was achieved by increasing the roof height and gable width of the main section of the property, therefore resulting in more of a farmhouse rather than cottage appearance. The application also included the conversion of the existing garage and the provision of a contemporary side extension for use as a dining room to allow all guests to be able to sit at the same table. A roof deck was to be created above this area to provide better views out across the surrounding countryside. This permission has not yet expired and therefore is still extant.

This scheme now looks to amend the approved design of NYM2018/0043/FL. The alteration now proposed include the approved porch to front having now been removed, the balcony & railings removed from the roof terrace area over kitchen/dining area and the height of the garage altered and increased through now proposing a pitched roof rather than the conversion of the existing monopitch. The depth of the garage has been increased by 1.5m to the rear of the site (but overall design has been improved). A new ground floor rear door is proposed and the roof plan has been much improved through the removal of the rooflights to the garage building.

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There is no significant increase in floor area proposed as previous scheme was also 2 storey, this proposal just creates better head room and results in a better use of space and design.

A tree report has been submitted with the application which indicates the location for protective fencing during development and also the recommended alignment for the pipe run for the heating system to ensure that it does not have an adverse impact on the existing mature trees in the surrounding area.

Main Issues

Policy CO17 - Householder Development states that development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will only be permitted where: 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 development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling; and the development reflects the principles outlined in the Authority's Design Guide.

In the case of extensions and alterations to the existing dwelling, the following criteria must also be met: Any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension; and the design and detailing should complement the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling.

Hillside Farmhouse is visible from the road down to Littlebeck and whilst it sits quietly in the hillside its form does not have any architectural merit due to the number of alterations it has undergone in the past without planning permission. The scheme already approved and the one before us now will alter the appearance of the property from a cottage to a farmhouse with an increased gable width, roof height and the length of the two storey element of the main frontage, however the proposals are considered to improve the character of the existing property. The proposed side extension has been pulled back off the front elevation to increase subservience and under this new application the barrier to the roof deck has been removed.

As a result of the proposed dining room extension the existing garage will now be attached and will be converted into additional accommodation which is considered to be acceptable. The design of this building is altered under this application, removing the existing

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monopitched roof and replacing it with a pitched roof which fits in better with the design of the proposed scheme. The works proposed with the rear garden area are also considered to be acceptable due to the fact that the property is built into the hillside, this area is not visible from out with the site.

Since the determination of the previous application the NYM Local Plan has been adopted. This policy does now look to limit the increase in floor space of domestic extensions by 30%, however the extant approval is a material consideration in this instance. The scheme now proposed does not increase the floor space significantly, it merely proposed to increase the ceiling height through altering the design to one which is considered to be more appropriate than the scheme already proposed. There is a slight increase to the rear of the garage by 1.5m over both floors, however in this instance this is considered to be acceptable to facilitate the delivery of an improved design.

In line with Policy CO17 a condition has been proposed which removes permitted development rights to limit the extent of any future alterations to the property. The Highway Officer has also requested that an additional condition is imposed on the approval to ensure that the hedges are trimmed back at the access to ensure there is adequate visibility.

The scale, height, form, position and design of the proposed scheme does not detract from the character of the original dwelling and its setting and therefore approval is recommended in line with Policy CO17 of the NYM Local Plan.

Pre-commencement Conditions

Condition 7 is a pre-commencement condition and has been agreed in writing with the applicant/agent.

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.