

North York Moors National Park Authority

District: Hambleton District Council Ward: Osmotherley & Swainby Ward Parish: Osmotherley	App No. NYM/2020/0268/FL
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Proposal: demolition of existing dwelling and construction of replacement open market dwelling

Location: Hannah's Garth, 1 Grant Close, Osmotherley

Applicant: Ms Helen Almond, Hannah's Garth, 1 Grant Close, Osmotherley, DL6 3BD

Agent: Padgett White Architects Ltd, fao: Mr John White, The Dovecot, 4 Hunwick Hall Farm, Church Lane, Hunwick, Crook, DL15 0JS

Date for Decision: 11 June 2020

Grid Ref: 445589 497391

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. TIME01 Standard Three Year Commencement Date
2. PLAN01 The development hereby permitted shall not be carried out other than in strict accordance with the following documents
3. WPDR01 Withdrawal of all PD Parts 1 & 2 and 14 Classes A to I (excludes Classes D-F)
4. RSU004 Domestic Outbuildings – No Conversion to Accommodation – Inside Villages
5. GACS07 External Lighting – Submit Details
6. MATS00 No work shall commence on the construction of the walls of the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained on the development site until the development hereby approved has been completed.

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Condition(s) continued

7. MATS00 No work shall commence on the construction of the roof of the development hereby permitted until details of the roof slate, including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof tile used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
8. MATS00 No work shall commence on the installation of any windows or doors or replacement windows/doors in the development hereby approved until details of the window frames and colour (including brochure details) have been submitted to and approved in writing by the Local Planning Authority. The window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. MATS00 The solar panels hereby approved shall have a black frame and thereafter be so maintained.
10. MATS22 Pointing – New Development – Standard Mix
11. MATS54 Trickle Vents Shall Not be incorporated into Windows
12. MATS00 The lintels and cills of all new windows hereby approved, together with any replacement lintels and cills, shall be of natural or reclaimed stone and shall be maintained in that condition in perpetuity.
13. MATS70 Guttering Fixed by Gutter Spikes
14. MATS72 Black Coloured Rainwater Goods
15. HWAY16 Parking for Dwellings (709 04 Rev E & 05 Rev E)
16. LNDS03 Trees/Hedging to be Retained (along all boundaries)

Informative(s)

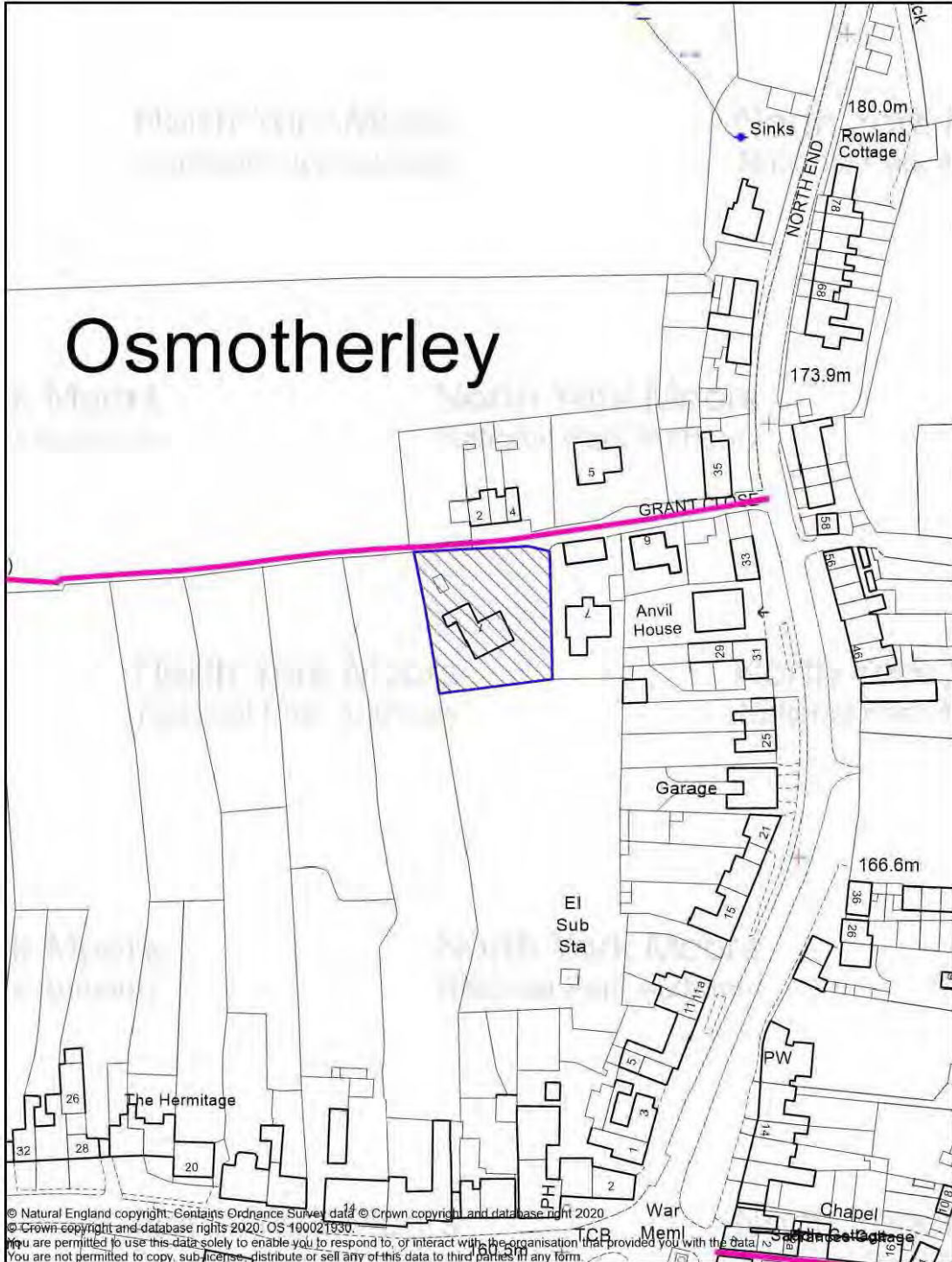
1. MISCINF01 Bats
2. MISCNF12 Birds
3. HWAYINF12C Adjacent Public Rights of Way



North York Moors
National Park
Authority

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Scale: 1:1250



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Consultations

Parish – 22 May 2020 – Object. Express concern that the size and scale of the development is excessive and would dwarf properties in the vicinity.

19 June 2020 – Strongly objects for the following reasons:-

- The proposed dwelling is still too massive and is out of scale and character with the adjoining cottages and with the Conservation Area, and conflicts with the PC's Design Guide.
- The PC would prefer to see the renovation of the property in a manner sympathetic with our design principles and the Conservation Area.

We welcome revised plans reducing the size of the development to a much more reasonable size, together with plans that clearly show the proposed development superimposed over the existing property.

Ward –

Highways – 7 May 2020 – No objections subject to conditions

Environmental Health Officer – 27 April 2020 – No objections

Water –

Advert Expiry Date – 29 May 2020

Others -

Dr Jon Lovett, 58 North End, Osmotherley – 18 May 2020 – Object. The proposed development is much larger than the existing building, which is already substantial. The increased size of the redevelopment is not in keeping with the character of the village, and completely out of scale with other adjacent properties. The access road, Grant Close, is narrow, poorly made up, and serves many other properties. When oil delivery lorries access Grant Close they have to reverse up the close. This illustrates how difficult it will be, and at times impossible, for builders lorries to access the site. I do not object to the current building being refurbished, retaining the current footprint, but I do object to the proposal of demolishing the existing building and creating a much larger structure that destroys the scale and balance of the area.

Dr Stephen Rogers, Glen Isla, 5 Back Lane, Osmotherley – 28 May 2020 – Strongly object to the proposal to build a much larger, taller building which differs substantially from the existing house's footprint. The design of the proposed house is not in keeping with the character of Osmotherley. The footprint will be moved closer to existing properties which, combined with the proposed higher roof line, will cause overshadowing and loss of privacy for other residents of Grant Close. It would completely dominate the cul-de-sac.

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Others continued

The access road is narrow and unadopted so totally unsuitable as access for construction vehicles for a project of this scale.

The property lies within the Village Conservation Area and this development would in no way meet the guidelines developed in the Osmotherley Village Plan.

Mr Michael Brown, 15a North End, Osmotherley – 16 May 2020 – Object. Fails to incorporate your planning advice which states (Village Design Statement is a management tool ensuring that the new development fits into the village and makes a positive contribution to it and recommends “new development should avoid dominating the landscape with its unbroken mass”). By doubling the footprint and moving it northwards the proposal will create an “unbroken mass” of shade to the detriment of the cottages opposite. It would dominate the village landscape. The proposal will be visible from every aspect of the village, and in addition its style will be jarringly dissonant to the local vernacular. The southern elevation’s 11 window frames and 31 panes of glass could hardly be more at odds with the local architectural style.

It is also arguably sustainable development. The argument in the proposal that demolition will enhance sustainability is spurious, and a pretext to double the footprint. Most buildings in the village require sustainability improvements far more difficult to achieve than in the existing building. Very many people in the village would aspire to this family accommodation and make suitable sustainability improvements.

Mark & Gill Davison, 8 South End – 15 May 2020 – Object. This is a lot larger than the existing house and will reduce light, views and privacy to the other houses on Grant Close. The narrow lane is unsuitable for the heavy machinery that will have to negotiate its way down there. In our opinion this proposed development will not be in keeping with the rest of the village.

Mrs Jill Soper, 72 North End – 15 May 2020 – Object. It would dominate this small close with little regard for neighbouring property's privacy. Also the narrow track which leads to the property which also has a right of way for walkers with very difficult access off the north end road with very little turning point for large vehicles which would cause problems on already busy road if building work was to begin.

Mr Richard Gough, 2 Grant Close – 14 May 2020 – Object. The western end of Grant Close is characterised by two stone barns and an attractive terrace of three original cottages. The 1950’s development at 1 Grant Close may detract from this, but it is set well back from the close, allowing much of the original character of the close to have been conserved. The proposed development, with its proposed size and placement would dominate the original features of the Close, detracting from a popular public footpath. I object to the excessive size; the proximity to Grant Close (reducing natural light from the South and reducing their privacy); the impact of building height; the style of the design (a more traditional design would be more appropriate).

22 June 2020 – Objections remain.

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Others continued

Mrs Joanna Terry , 35 North End, Osmotherley – 14 May 2020 – Do not object to work being carried out but to demolish and rebuild with something that it totally not in keeping with the village and without due consideration to the nearby cottages is not acceptable. It would overshadow the three cottages, depriving them of light and privacy. The access up a small single track lane is unsuitable for heavy vehicles during demolition and construction. A large house would be highly visible from views around the village.

11 June 2020 – Revised plans do not overcome previous objections

Simon Foster, 47 North End, Osmotherley – 14 May 2020 – Object. The proposed dwelling will be considerably larger than the footprint of the existing property, and the plans show the new house very close to Grant Close. I believe that a two storey building of these dimensions will over shadow the cottages along Grant Close. Could the applicant please consider moving the proposed dwelling further away from Grant Close and reducing the height.

Mrs Christine Cleminson, 3 Back Lane, Osmotherley – 14 May 2020 – Object. Will harm the character of the Osmotherley Conservation Area for the following reasons:
Scale: footprint, massing and scale of house is at odds with the scale of buildings within the village generally, and especially with the row of cottages opposite and the backland character of Grant Close. The roof for such a large building, especially when sited in an elevated position is likely to harm the fine grain of the conservation area's roofscape. The Conservation Area Appraisal states "ostentatious buildings are not particularly characteristic of Osmotherley; new development should seek to reference the more modest vernacular properties". The scale of the proposals is not modest or vernacular in size.
Architecture: The arrangements, size and detailing of the windows are not in keeping with the historic character of the village. The roof mounted solar panels will harm the roofscape character of the village and could be visible in long distance views when the sun shines on them.

Cathy Watson, 33 North End, Osmotherley – 13 May 2020 – Object. The proposed house is excessively large, excessively tall and much nearer the road than at present. The proposed build, in its size and height, will be both unsympathetic and incongruous to its immediate area and that of the village. It is opposite a terrace of three old existing cottages. The proposed build will adversely impact on them visually and also it will be physically very intrusive.

Osmotherley is well known for its traffic and parking problems. The roads are usually congested and most villagers have to park outside their homes, this is the case at the end of Grant Close. Therefore access and the turning area needed for heavy vehicles will be very difficult. The pavements and kerb outside my house are newly reinstated and I cannot see how continual heavy plant or large vehicles can swing into Grant Close without causing damage.

I object to the size and height of the proposed property and feel that any rebuild should be within the existing footprint. If this were the case, the house would be more in keeping with the Close and village and reduce the need for heavy plant, materials etc. as much as possible.

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Others continued

17 June 2020 – Revised plans do not overcome objections.

Mr Andrew Sharpe, 34 West End – 13 May 2020 – Object. I cannot believe the size of it and also that it is not getting built on its original footprint. The size of the property and the new location will have a dramatic effect on the cottages opposite, so surely it will not even be considered for planning permission.

Andrew & Vicki Morton, Anvil House, 31a North End – 11 May 2020 – Object. The proposed development appears to completely encompass a large majority of the site, encroaching on the existing light and views of surrounding properties. It also appears to dwarf the existing property and would prove to be a vast, overpowering addition to the village from various vantage points. In addition to this, access to the site will be difficult and disruptive to those in close vicinity as the road is not suitable for heavy machinery.

Mrs John and Elaine Shepherd, 6 Grant Close – 11 May 2020 – Object. When building our house which was my mother's garden National Parks insisted that the roof be kept low as to not to stand out from various viewpoints around the village and must be in a "traditional" manner which would be sympathetic to the village and surrounds. When my neighbour built her house it was to be positioned to follow a "building line" that was based on the position of "Hannahs Garth", be kept as low as possible.

This is a single lane road, demolition of this house and then a complete rebuild will cause huge problems and inconvenience plus excessive wear to the lane. The size and complete relocation of this property is unacceptable and totally goes against all advice given for previous applications on the lane and the whole village. Not only is this proposed build unfitting in the Lane, it will tower over the pretty cottages opposite. We ask that any alterations should be sympathetically made and remain in the same position as the property is now, and as advised previously be kept to the same height and not protrude the landscape.

Roger Gardner, 3 Grant Close – 09 May 2020 – Object. The current property stands 22 meters or more away from the 3 White Cottages numbers 2, 3 and 4 Grant Close, and angled away, under the new proposal puts them within 4 metres! This will cast all these property in a shadow. These cottages are south facing and the sun falls on these all day.

The current orientation and distance from the properties means we are not overlooked or overwhelmed by the current property. Under the new proposal increasing the footprint of the property by would overwhelm and be out of character for Grant Close. This property will tower over the cottages be visible and in view changing the character of Grant Close and Osmotherley as a village. The new proposed site would appear to add a second floor over the garage area and this would block out natural and cause loss of privacy. The lane will not withstand the heavy traffic required, the heavy machinery and the access to the property. The proposed plans are not sympathetic to the area and due to its size is not in keeping with the National Park, Conservation Area and the other properties and houses on Grant close.

I am not against a rebuild or refurbishment but the current proposal will result in lack of daylight, will dominate any privacy had and it is not in keeping with the local character of the area. The roof height of the building should not be increased from its current measure and it

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Others continued

should be built into the land not on the land. The rebuild should be carried on its original footprint and orientation and be sympathetic to be in keeping with the other properties on Grant Close.

Mr Ian Sinclair, 4 Grant Close – 07 May 2020 – Object. Loss of light and overshadowing of our property. Currently the site is 22m from Grant Close and moving the site of the property to 4m off Grant Close is too overpowering on such a small lane. We will be overlooked and will suffer loss of privacy. Visual amenity (Not loss of view) - It is not in keeping with the National Park and houses on Grant Close. It is not in keeping with the Conservation Area due to the size.

We are sympathetic to a rebuild however the roof height is not to be increased and the rebuild to be done within the current footprint of the existing property. The property should be built into the land as Number 7 was and not on top.

The size of the development will have a detrimental effect to the character of the local area.
10 June 2020 – Revised plans do not overcome previous objections.

Janet and Trevor Mitchell, 29 North End – 07 May 2020 – Object. Main concerns are the scale of the proposal which very disproportionate to existing buildings; the character of the windows do not match styles found in Osmotherley; the possibility of large volumes of rainwater running off the property and causing flooding elsewhere. It's akin to some houses built recently on Clack Bank, and as such it is out of place in Grant Close.

Noel Coward, Beacon Croft, Osmotherley – 7 May 2020 – Object. I am a Councillor on Osmotherley Area Parish Council and have recommended to the Clerk that the Council objects to the application.

One of the conditions for any future development is protecting the existing very important hedges, trees and shrubs at the property, especially since it is situated in the Conservation Area.

Hugh Thompson, 75 South End, Osmotherley – 4 May 2020 – Object. We have no objection on architectural grounds to the site being re-developed. However, instead of demolishing the current, sound and usable house, it should be refurbished. The carbon footprint of demolition/rebuild will be massively higher than refurbish.

Our material objections are size, height and position on the plot, character of west end of Grant Close and impact on adjacent public footpath. The size and height should be reduced, and set to the south side of the plot, at the same distance from Grant Close as the present house. It should "nestle" into the ground [as is typical for the old stone houses in the village], rather than built up above the ground. The width of the elements of the building should be reduced, to bring down the height of the ridges. If approved a height datum point should be constructed, to remain until completion.

14 June 2020 – Object to the revised plans.

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Others continued

Dr Laura Wilson, 5 Grant Close – 1 May 2020 – Object. The proposed replacement house looks a lot larger than the existing house and is likely to reduce light and views to existing dwellings on Grant Close, particularly numbers 2, 3, 4. Grant Close is a narrow rough track, unsuitable for large heavy machinery required for proposed extensive work.

11 June 2020 – Revised plans do not overcome previous objections.

Additional Consultation Responses in Relation to Revised Plans

13/08/2020 **Dr Jon Lovett, 58 North End, Osmotherley** - The revised application does not meet the concerns of my initial response. All the points I made then are still valid.

14/08/2020 **Hugh and Veda Thompson, 75 South End, Osmotherley** – Whilst it might be argued that the revisions would be an improvement, they would be an improvement to a fundamentally flawed design, and our objections remain. Aesthetically, the multiple rooflines look untidy; they have been introduced not to improve the design in themselves, but to address another problem, i.e. the mass of the roof/walls. The large blank walls are also an unpleasant feature. The wrong house in the wrong place.

We have tried to address these multiple design changes with an open mind, but it is difficult when the developer is introducing one change after another, at a time when people are on holiday, and with little time for the public to consider them.

This has proved to be a very controversial application and it seems to us it would be sensible for the developers and future occupiers to recognise this and to try and engage with the village rather than being perceived as ignoring them and souring relations.

We suggest that the Park advises the developer to take a step back, discuss with their clients the objections, and register a new planning application with a new, more appropriate design.

Background

Hannah's Garth is located at the western end of the single width no-through road, Grant Close which is located at the northern end of Osmotherley. A public footpath runs along the road, and continues on to the west.

The application site is the last property on the southern side of the road and comprises a random coursed-stone built, two storey detached house, with a concrete pantile roof, with a single storey garage and sun room. The house was built 1957.

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Background continued

This application seeks full planning permission to demolish the existing dwelling and replace it with a four bed traditional coursed local sandstone house with natural stone water tabling with a slate roof with integrated PV panels.

The proposed dwelling would be located in a similar position to the existing dwelling but realigned so that it would be more parallel with the road. It would have a greater footprint and would have a link-detached double garage with rooms above forward of the house. Whilst using a traditional palette of materials, it would be of a contemporary design with larger amounts of glazing particularly on the south facing elevation.

A revised scheme has been submitted which reduces the length of the dwelling from 17.3m to 16.8m with a depth of 8m with a height to the eaves of 5m and to the ridge of 8m. The datum height of the existing dwelling is 108.18 and the datum height of the proposed is 108.02.

The scheme has been amended during negotiations so that the ridge height of the proposed dwelling would be lower than the existing house (due to the lowering of ground levels) and the addition of a chimney stack, in order to break the long ridge line.

In support of the application the applicant's agent states that:-

The applicant wishes to create a dwelling that has sustainability and low energy use as the fundamental principle. This could not be achieved through the existing dwelling due to it being poorly insulated.

The existing dwelling it is not a heritage asset and the arrangement of the dwelling within its site is contrary geometrically to the surrounding dwellings and the grain of the wider village.

The proposed dwelling will be highly insulated and airtight, maximising the south facing aspect of the site and would be re-orientated to match the grain of the surrounding dwellings and the wider village.

The boundary treatments to the existing dwelling are natural hedging, trees and foliage, which will be retained.

The application was considered by the Planning Committee on 16 July and was deferred in order that a Committee Site Visit could be undertaken. This took place on 21 August 2020.

However, following the July Committee Meeting the applicant's agent has made revisions to the proposed site layout, floor plans and elevations, which make the following changes:-

- Reduction in the overall length of the proposed dwelling.
- Re-composition of the design, to produce a double fronted house with subservient extension.
- Spilt level roof height and introduction of dormer windows to facilitate the change in roof heights.

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Background continued

- Replacement of glazed northern gable with more traditional fenestration to match that of the northern elevation.
- Omission of standalone window in western gable over garage.
- Illustration of materials, surrounding landscape and boundary treatments.
- General fenestration amendments to facilitate the above revisions.

The applicant's agent has also provided the following comments:-

The perceived "gap" between the existing house and the eastern boundary has only recently been realised. There was previously a substantial tree belt to the east of the existing property which has recently been felled with the approval of NYM in order to open up the site. Therefore it cannot be argued that the proposed development will prevent a view that was not previously available. In actual fact the tree clearance and redevelopment of the site will provide a "gap" and view that was not previously available.

Main Issues

Policy

Local Plan

Strategic Policy I - The Historic Environment – seeks to ensure that all developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park with the vernacular building styles, materials and the form and layout of the historic built environment including Conservation Areas being reflected.

Policy ENV11 – Historic Settlements and Built Heritage – seeks to ensure that development affecting the built heritage should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction.

Draft Policy CO14 (Replacement dwellings) relates to replacement dwellings outside the larger or smaller villages. This Policy would not require a local occupancy condition for a replacement dwelling where the existing dwelling does not have such a restriction. There is no specific policy relating to replacement dwellings within villages.

Site and Setting

Osmotherley is defined as a larger village in the Local Plan. The village is located on a valley side location, and comprises primarily of traditional stone and pantile properties, but with some stone and slate. The application site represents a more recent 1950's development which does not contribute to the character of the village.

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Main Issues continued

Due to its location on rising land at the edge of the village, it is visible in views across the village and consequently it is important that the height of the replacement dwelling above existing ground level is similar to the existing. The use of a slate roof will help the development to sit more quietly in the landscape.

The scheme has been amended to ensure this and whilst the footprint would be larger than the existing, it is not considered that the scale and massing of the development would have a detrimental impact on the character of the area.

Replacement Dwelling

It is considered that sufficient evidence has been submitted to suggest that the demolition and rebuilding of this property is justified due to the poor condition of the existing dwelling. Furthermore, it is considered that the design and appearance of the existing dwelling detracts from the character of the locality and the proposed replacement would represent an improvement compared to the current dwelling.

Local and Neighbour Amenity

The proposed development would be set back a similar distance from the frontage of the plot as the existing dwelling. Whilst it would have a longer ridge line, which would be visible from the frontage of the properties on the other side of Grant Close, the main two storey element of the replacement dwelling would measure approximately 20m from no's 2-4 Grant Close and the 1 ½ storey garage outshot would measure approximately 11m from the front of no 2, but would be situated at an oblique angle to the west of that frontage.

The new dwelling would be closer to the side elevation of the adjacent property at no. 7 but it would still measure some 8m away from the side wall of that property.

It is therefore considered that this development would be unlikely to cause an unacceptable level of overlooking, overbearing impact or overshadowing to the neighbouring properties.

Conservation Area

The existing dwelling is a large modern house dating from the late 1950s. Although of sandstone construction and traditional proportions, the building is very evidently of its time and makes only a neutral contribution to the architectural character of the conservation area. The principle of demolition does not raise any Conservation Area townscape issues. However, the site is elevated, visible in distant views of the village and within the Conservation Area and therefore any replacement needs to be of appropriate scale and of a high quality of design and materials.

The revised plans have set the dwelling back into the site, in a similar position to the existing dwelling but better orientated to align with the building line of the neighbouring property of 7 Grant Close which will help to reinforce the linear development form of the village, rather than following the angled position of the current dwelling which is particularly uncharacteristic of Osmotherley.

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Main Issues continued

The scheme has been amended since submission to show a simple linear dwelling with rear extension which is a traditional form of development, with a 1 ½ storey linked double garage to the front of the site. The use of a grey slate roof which is a traditional roof covering within the village is considered acceptable in this instance to minimise the visual impact of the solar panels.

With regards to the design of the dwelling, traditional coursed rubble local sandstone is being proposed with stone detailing and while the local vernacular is to have a greater stone to window ratio, this more contemporary approach to such detailing is considered appropriate in this edge of village location, particularly where it is replacing a building which is not of the local vernacular design tradition.

Conclusion

It is considered that the proposed replacement dwelling would represent an improvement from the existing 1950's dwelling on the site, would be in keeping with the locality and not have an adverse impact on the amenities of neighbouring properties or the wider landscape.

Consequently, approval is recommended.

Pre-commencement Conditions

N/A

Contribution to Management Plan Objectives

Approval is considered likely to help meet Policy C10 which seeks to ensure high quality design of new development.

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 design and scale of the proposal to ensure that any impact on the host building, neighbouring properties and the locality is well balanced so as to deliver subservient and sustainable development.