

North York Moors National Park Authority

Parish: Grosmont

App No. NYM/2020/0343/FL

Proposal: conversion of barn to form residential annexe accommodation

Location: Dog Tree Bank Farm, Grosmont,

Applicant: Mr A Parker
Dog Tree Bank Farm, Grosmont, Whitby, YO22 5PJ, United Kingdom

Agent: Eric Matthew
Valley View, Underhill, Glaisdale, Whitby, YO21 2PF, United Kingdom

Date for Decision: 15/07/2020

Extended to: 18/09/2020

Director of Planning's Recommendation

Consultations

Parish – No objections – 28 June 2020

Highways – No objections – 25 June 2020

Environmental Health – No objections – 4 June 2020

Site Notice/Advertisement Expiry Date – 17 June 2020

Approval subject to the following condition(s):

1	TIME01	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	PLAN01	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: <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Alterations and Elevations</td><td>N/A</td><td>3 August 2020</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Proposed Alterations and Elevations	N/A	3 August 2020
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3	RSUO09	<p>Family Annexe - Outside Villages (insert)</p> <p>The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Dog Tree Bank Farm and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall be used only for members of the family of the occupier of the main dwelling.</p>
4	MATS15	<p>Natural Clay Pantiles to be Used</p> <p>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.</p>
5	MATS00	<p>The metal sheet roofing element of the development hereby permitted shall match that of the existing attached agricultural building, unless otherwise agreed in writing by the Local Planning Authority.</p>
6	MATS30	<p>Doors - Details of Construction to be Submitted</p> <p>No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
7	MATS40	<p>Detailed Plans of Window Frames Required</p> <p>No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. 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.</p>

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8	MATS42	<p>Windows - Glazing Bars</p> <p>All new window frames and glazing bars shall be of timber construction and no other materials shall be used without the prior written consent of the Local Planning Authority.</p>
9	MATS46	<p>Window Frames in Reveals to Match Existing</p> <p>The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
10	MATS43	<p>Windows - Submit Details of Colour/Finish</p> <p>No work shall commence to stain/paint the windows in the development hereby approved until details of the paint colour/finish of the windows has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details, completed within six months of the date of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
11	MATS56	<p>Conservation Rooflights Only</p> <p>The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.</p>
12	MATS00	<p>External trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.</p>
13	MATS72	<p>Black Coloured Rainwater Goods</p> <p>The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
14	MATS73	<p>External Fixtures</p> <p>No work shall commence on the installation of any external fixtures to the building to which this permission relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. The details should include for provision for any exterior lighting, meter boxes, signage, wall or roof flues, television antennae and satellite dishes that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details.</p>

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15	MATS00	The vertical timber boarding in the development hereby approved is to match that of the existing agricultural building and is to be left to weather naturally, unless otherwise agreed in writing by the Local Planning Authority.
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Informative(s)

1	MISCINF02	The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com
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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	PLAN00	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3	RSUO00	The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to Strategic Policy M of the North York Moors Local Plan.
4	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy 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	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.
6	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.

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7	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.
8	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.
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Background

The development site comprises a traditional farmhouse house of stone and pantile construction, together with a long range of traditional outbuildings with some modern alterations to form an open fronted agricultural building.

At the northern end of the range of outbuildings to the south west of the main farm house at Dog Tree Bank Farm is a two storey agricultural building. Attached is a timber boarded agricultural building on a stone plinth with metal sheet roofing. This application relates to the conversion of the two storey agricultural building to form a family annexe. The conversion of the building includes an extension on the southern elevation.

Main Issues

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Policy CO12 relates specifically to the conversion of existing buildings in the open countryside. The policy seeks to ensure that conversion of existing buildings in Open Countryside will only be permitted where the building is of architectural or historic interest and makes a positive contribution to the landscape and special qualities of the National Park. The building must be structurally sound and capable of conversion without substantial rebuilding, significant alterations, extensions or other new buildings. The proposals must be of a high quality design that reflects the form and character of the building and provides for essential functional requirements without unacceptable harm to the fabric of the building or its setting. The design should retain existing external features which contribute significantly to the character of the building including original openings and roofing materials.

Policy CO18 relates specifically to residential annexes. The policy states that residential annexes will only be permitted where the development is located within the domestic curtilage and is ancillary to the main dwelling in terms of its scale, specification and proposed use. There should be a clear functional need for the ancillary accommodation and in the case of a new build annexe it should be physically attached to the main dwelling with an interconnecting door.

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The Local Plan explains that under Policy CO18 the conversion of an existing detached outbuilding would be acceptable, provided it is sufficiently close to the main building and the structure is worthy of retention. It is considered that the proposals adhere to Policy CO18 in that the development is a traditional agricultural building, reflective of the local vernacular within the National Park. The building is located within close proximity of the main farmhouse and is visibly subservient. The building is to be used by the applicants family and is not to be let or sold off independently from the main dwelling.

In order that the proposals adhered to Policy CO12 a few amendments were required to the initial scheme. Ordinarily the Authority is not supportive of extensions to traditional agricultural buildings, especially extensions required to enable the conversion of such a building. However in this instance it was considered that the extension would be possible if it was disguised as a section of the more modern agricultural building attached. The proposed extension takes form as a timber boarded structure adjoining the traditional stone building. Originally it was proposed that the section of roofing over the extension was to be replaced with pantile, however it was felt that in order to disguise the extension effectively the sheet roofing should be retained over this element and insulated internally. The applicant was also advised that the proposed glazed door should be replaced with a timber boarded door in order to avoid an overly domestic appearance. Subsequently amended plans were submitted reflecting the suggested changes with the addition of a rooflight in the sheet roofed section to make up for light lost through the loss of the glazed door.

It is considered that following the submission of the amended plans, the proposals adhere to the Authority's adopted policies and Design Guidance and in view of the above the application is recommended for approval.

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 proposal including amended materials and design detailing, so as to deliver sustainable development.