

North York Moors National Park Authority

Parish: Hackness

App No. NYM/2020/0492/FL

Proposal: construction of replacement link extension, alterations to garage and detached garden store together with associated landscaping works

Location: Lowdales Cottage, Hackness

Applicant: Mr & Mrs Glaysher
Lowdales Cottage, Hackness , Scarborough, YO13 0JU

Agent: David Bamford Architects
Ridge Hall, Ridge Lane , Staithes, Saltburn, TS13 5DX

Date for Decision: 10/09/2020

Extended to: 18/09/2020

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 PLAN01 The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Proposed plans & elevations	P1 Rev 17/9/2020	18/9/2020
Proposed plans & elevations	P2 Rev 17/9/2020	18/9/2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- 3 MATS00 No work shall commence on the installation or removal of any doors/ windows in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors/ windows and frames (and glazing if included) 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. All doors/windows shall be installed in accordance with the approved details.

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| 4 | MATS00 | No work shall commence on the installation of any external fixtures to the building to which this permission/consent relates until details of all external fixtures have been submitted to and approved in writing by the Local Planning Authority. All other external lighting and paraphernalia should be removed. The details should include for provision for any exterior fittings including but not limited to lighting, meter boxes, alarm fittings, security cameras, cabling, signage, wall or roof flues that may be proposed to be installed. The external fixtures shall be installed wholly in accordance with the approved details. |
| 5 | MATS00 | All pipework/cabling and other services related to the internal accommodation is to be located internally unless agreed in writing with the Local Planning Authority |
| 6 | MATS00 | The external face of the frame to all new windows and doors shall be set in a reveal to match the existing from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority. |
| 7 | MATS00 | 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. |
| 8 | MATS00 | No work shall commence to paint the external joinery in the development hereby approved until a scheme for the painting of all external joinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed treatment for doors, windows, shutters, stable doors and any other exterior joinery fixtures. The works shall be carried out 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 | GACS07 | External Lighting - Submit Details
No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity. |

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Informative(s)

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| 1 | MISCINF0
1 | <p>Bats</p> <p>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.</p> |
| 2 | MISCINF1
2 | <p>Birds</p> <p>Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.</p> |
| 3 | MISC
INF06 | <p>Development in Accordance with Listed Building consent</p> <p>Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Listed Building consent.</p> |

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Reason(s) for Condition(s)

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| 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 Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park. |
| 3 | MATS00 | For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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 | MATS00 | For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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 Strategic Policies A and C of the North York Moors Local Plan 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. |
| 6 | MATS00 | For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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. |
| 7 | MATS00 | For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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. |
| 8 | MATS00 | For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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. |
| 9 | GACS00 | In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents. |

Consultations

Parish – 13/8/2020 - No objection

Highways – 17/8/2020 - There is sufficient space within the curtilage of the site to provide parking. There are, therefore, no local highway authority objections

Forestry Commission – 10/0/2020 – Standing advice re ancient woodland

Advertisement Expiry Date – 2 September 2020



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Background

Lowdales Cottage is a Grade II Listed Building comprising an already extended stone and pantile cottage, and a detached stone and pantile double garage and domestic workshop building, 2.5m to the north of the existing house, granted planning permission in 2009.

This application seeks full planning permission for external alterations to enable the garage building to be used as a home office.

It is proposed to replace the existing link from the outbuilding to the sun room with matching green oak with a pitched roof finished in lead and following the pitch of the adjoining pergola. It is also proposed to replace the garage door with timber framed glazing.

It is also proposed to utilise a large and mainly redundant log store to provide household storage. It would have an internal timber frame and roof similar and matching the summer house. Externally it would have shown oak boarded doors and some oak cladding over reused dry stone walling.

There is an associated listed building application

Main Issues**Local Plan**

Policy CO17 - Householder Development - seeks to ensure 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 do not detract from the character and form of the original dwelling or its setting in the landscape; does not adversely affect the residential amenity of neighbouring occupiers and reflects the principles outlined in the Authority's Design Guide.

In the case of existing outbuildings and the development of new outbuildings, the outbuilding should be required for purposes incidental to the residential use of the main dwelling; any new or extended outbuilding should be proportionate in size and clearly subservient to the main dwelling; new outbuildings should be located in close proximity to existing buildings; the original structure must be worthy of retention and capable of improvement; and it should be demonstrated that any change of use of existing outbuildings is not likely to lead to future proposals for additional outbuildings to replace the existing use.

Strategic Policy I - The Historic Environment - seeks to ensure that developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park and that development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area.

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Material Considerations

The proposed alterations to the dwelling and outbuildings would not have a detrimental impact on the character of the host property and the additional storage space would be provided within an existing building.

There is ample space within the curtilage this property for the parking of vehicles and the loss of undercover parking would not have a detrimental impact on residential amenities.

The use of the space to provide a home office ancillary to the occupation of the house would not result in additional traffic movements and again would not have a detrimental impact on the character of the locality.

Conclusion

The proposal is considered to be in accordance with Policy CO17 and Strategic Policy I of the Local Plan and consequently approval is now recommended.

Pre-commencement Conditions

N/A

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

Approval (Amendments Requested and Received)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including the omission of the proposed store extension, so as to deliver sustainable development.