

North York Moors National Park Authority

Parish: Hackness

App No. NYM/2020/0535/FL

Proposal: variation of condition 3 of planning approval NYM/2009/0377/FL to allow the use of garage as home office

Location: Lowdales Cottage, Hackness,

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

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

Date for Decision: 23/09/2020

Extended to:

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. The office space hereby approved shall remain ancillary to the use of the main dwelling known as Lowdales and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit.

Informative

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.

Reason(s) for Condition(s)

1. In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with Strategic Policy A of the North York Moors Local Plan which seek to conserve and enhance the special qualities of the NYM National Park.

Consultations

Parish - No objections

Highways - No objections

Site Notice Expiry Date – 27 August 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 garage building has a condition attached preventing it being used as habitable accommodation.

This application seeks permission to vary that condition to enable the applicants to set up an office in the garage using in order that they can work from home.

There is an associated planning and listed building application which include a detached timber adjacent existing outbuildings.

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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.

Material Considerations

No physical alterations are proposed as part of this application, permission is purely sought for the use.

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 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 (No Amendments Required)**

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.