

North York Moors National Park Authority

Parish: Newholm-Cum-Dunsley

App No. NYM/2020/0719/FL

Proposal: erection of summerhouse

Location: Swallows Nest Cottage, Cliff Lane, Newholm

Applicant: Mr Martin Milburn
Swallows Nest Cottage, Cliff Lane, Newholm, Whitby, YO21 3QR

Date for Decision: 19/11/2020

Extended to:

Consultations

Site Notice/Advertisement Expiry Date – 9 November 2020

Director of Planning's Recommendation

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. PLAN02 Strict Accordance With the Plans/Specifications or Minor Variations

The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. RSU003 Domestic Outbuildings - No Conversion to Accommodation - Outside Villages

The development hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
4. 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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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. RSU000 In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with Strategic Policies B and M of the North York Moors Local Plan and would be likely to adversely affect the amenities of existing and future occupiers of the site.
4. 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.



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Background

Swallows Nest Cottage is Grade II listed converted barn of traditional stone and pantile construction. The property has a small domestic curtilage to the rear, surrounding by a low dry stone wall. Just north of the dwelling is a substantial plot of land which is used by the applicant as a domestic garden. A small access track runs between this plot of land and the main dwelling.

This application seeks planning permission for the erection of a summerhouse in the north eastern corner of the plot of land. The proposed timber summerhouse is to be 4m by 3m with an overall height of 2.4m.

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 CO17 states that development within the domestic curtilage of dwellings should only be permitted where the scale, height, form, position and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

Due to the listed status of the property the Authority's Building Conservation team have been consulted for their comments. It is their view that due to the location of the proposed summerhouse and distance from the listed conversion, the structure is unlikely to be seen within the context or setting of the host listed building and as such is unlikely to impact on setting.

The proposed location of the summerhouse is well screened from the main road and listed building by existing dense hedging and shrubbery. The summerhouse will not look out of place within the surrounding context as there are a number of domestic timber structures on land adjacent to the development site.

In view of the above, it is considered that the proposals adhere to the Authority's adopted policies and as such the application is recommended for approval.

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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.