

North York Moors National Park Authority

Parish: Egton

App No. NYM/2020/0744/FL

Proposal: alterations, construction of single storey side extension together with underground link extension to outbuilding

Location: Dale View, Egton

Applicant: Messrs Marsh and Woodcock
Dale View, Egton, Whitby, YO21 1TZ

Agent: A L Turner & Associates
fao: Mr Tony Turner, 1 Loring Road, Ravenscar, Scarborough, YO13 0LY

Date for Decision: 19/11/2020

Extended to:

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. 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:

Document Description	Document No.	Date Received
Ground Floor Plan as proposed	2431 : 5	24 September 2020
First Floor Plan as Proposed	2431 : 6	24 September 2020
House Elevations as Proposed	2431 : 7	24 September 2020
Section along Proposed Link Extension	2431 : 8	24 September 2020
Elevations to Annexe as Proposed	2431 : 9	18 November 2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. MATS03 Stonework to Match

All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.

4. MATS17 Natural Slate
The roof of the development hereby permitted shall be clad in natural slate to match the roof of the existing building in terms of materials, colour and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. LNDS00 The existing York stone paving and kerbs adjacent to the annex west elevation shall be retained. They may be lifted and set aside during construction works, but then reinstated in their existing position on completion of the link and prior to its first use.
6. ARCH02 Archaeological Interest Requiring Full Survey
No development shall take place on site until the applicant has secured the implementation of a programme of archaeological work in accordance with a written scheme of investigation which has been submitted by the applicant and approved in writing by the Local Planning Authority.

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. PLAN01 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 NYM Local Plan, which seek to conserve and enhance the special qualities of the NYM National Park.
3. MATS01 For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the NYM 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. MATS01 For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the NYM 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. LNDS03 In the interests of the satisfactory appearance of the development and in order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that development proposals incorporate suitable hard landscaping details.
6. ARCH00 In order that any remains of archaeological importance can be adequately investigated and recorded before any development takes place on the site and to comply with Strategic Policy I and Policy and Policy ENV10 of the North York Moors Local Plan which seeks to conserve and enhance the historic assets and cultural heritage of the National Park.

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Consultations

Parish - The council have no objections to this application

Advertisement Expiry Date – 12 November 2020



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Background

Dale View, Egton is located at the centre of the Egton Village Conservation Area. The property is detached and set back from the road and constructed of stone and slate. To the rear of the main house is a substantial two storey outbuilding which is currently used for garaging, workshop and stores at ground floor and the first floor, accessed by the external granary steps, is used as a two bedroom annexe/holiday let.

Under this application it is proposed to construct a small leanto to the side of the property at a low level to allow access into a tunnel area which then link the house to the outbuilding underneath the current ground level. The tunnel will enter the outbuilding below ground level and one of the stores will be made into a staircase to allow access to the first floor accommodation which will be converted into a study, bedroom and bathroom. The external access via the granary steps will also be maintained.

Main Issues

The relevant policies of the NYM Local Plan are Policies CO17, householder development and ENV11 Historic Settlements and Built Heritage.

Policy CO17 states 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 of the new development do not detract from the character and form of the original dwelling or its setting in the landscape; the development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling; and the development reflects the principles outlined in the Authority's Design Guide.

The policy restricts the scale of habitable floor space of extensions; however this link would not be classed as habitable floor space. With regard to outbuildings the policy states that it should be required for purposes incidental to the residential use of the main dwelling and be of a proportionate size. The proposal falls somewhere between these two policies, however as the works are largely below ground level they are not considered to have an adverse impact on the host property nor any neighbouring properties.

Policy ENV11 states that development affecting the built heritage of the North York Moors should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features.

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Although not listed, the property and outbuilding lies within the centre of the Egton Conservation Area and have a degree of historical significance given their age and former use (as the host building with stables, pig sties and hay loft to the rear).

Overall the Building Conservation Team have no objections to the proposed works as the only visible element (which will be partly screened from the highway by the existing wall and hedge) will be the small side extension to the main house which looks acceptable in terms of scale, form and appearance and as such is unlikely to impact on the wider Egton Conservation Area. A condition has been proposed to ensure that the historic flag stones adjacent to the outbuilding are replaced in the same manner following completion of the works and the stone and slates used in the small leanto proposed to give access to the tunnel match those of the host dwelling.

The Building Conservation Officer has stated that whilst not included in the application if the windows of the outbuilding were to be replaced, they feel the appearance of this outbuilding could greatly enhance if a more sympathetic and traditional style of window was installed (the existing style and storm-proof construction is not traditional). Deeper reveals would also be beneficial as well as the use of a different paint colour (not white) would better reflect the former and historic agricultural character of this building, differentiating it from the main house. The agent has acknowledged their comments, however they have reiterated that now window alterations are proposed at present and neither does the applicant wish to include any further alterations which may take place in the future.

The Authority's Archaeologist has commented that the excavations associated with this proposal will remove at least 900mm of ground in the centre of a village recorded in the Domesday Book, and therefore it may be a good chance to record medieval or earlier deposits. Historic mapping etc does not indicate any previous excavations this deep in the immediate area, so any archaeological potential may be undisturbed. An archaeological watching brief condition has therefore been proposed to include the requirement for submission of a Written Scheme of Investigation for approval by the Authority before any works commence. This only needs to apply to the excavation of the trench required for the underground link, and for the kitchen extension if lowering the floor.

Proposal is considered to be acceptable with the proposed conditions recommended above which allow the application to be considered to be acceptable in line with Policies CO17 and ENV11 of the NYM Local Plan.

Pre-commencement Conditions

Condition 6 is a pre-commencement condition relating to the potential Archaeology on the site and have been agreed in writing with the applicant/agent.

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.