

North York Moors National Park Authority

Parish: Fylingdales

App No. NYM/2020/0878/NM

Proposal: non material amendment to planning approval NYM/2018/0623/FL to allow the addition of a duck slide dormer to entrance and alterations to door design together with reduction in size of glazed area to East Barn

Location: Fern Farm, Normanby

Applicant: Mr Christopher Howard, Fern Farm, Normanby, Whitby, North Yorkshire, YO22 4PS

Agent: REEDDESIGN, fao: Mr Steven Reed, 5 Larpool Mews, Larpool Drive, Whitby, North Yorkshire, YO22 4NF,

Date for Decision: 26/11/2020

Extended to:

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN03	The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the alterations to the approved door and window arrangement as shown on the following document(s): <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Rec.</th></tr></thead><tbody><tr><td>Proposed Amendment to East Barn</td><td>CHW040</td><td>29 Oct 2020</td></tr><tr><td>Proposed Amendment to East Barn</td><td>CHW041</td><td>29 Oct 2020</td></tr></tbody></table> The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2018/0623/FL.	Document Description	Document No.	Date Rec.	Proposed Amendment to East Barn	CHW040	29 Oct 2020	Proposed Amendment to East Barn	CHW041	29 Oct 2020
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Proposed Amendment to East Barn	CHW040	29 Oct 2020									
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Consultations

Parish – No objection.

Highways – No objection.

Natural England – No objection.

Environmental Health Officer –

Police (Designing Out Crime) – No comment.

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Background

Fern Farm lies on the west side of the A171 approx. 6 km to the southeast of Whitby at High Normanby. It comprises the main farmhouse built of stone under a pantile roof with brick stacks along with a range of traditional and modern agricultural buildings. The applicant already operates a bed and breakfast business from the farmhouse and has diversified into Christmas Trees.

Planning permission was granted in January 2019 for the conversion of two detached, single storey stone outbuildings into three holiday cottages. The proposal also included the removal of one of the modern buildings to expose the rear elevation of the western barn and also provide amenity space and car parking.

This application seeks approval for a couple of minor amendments to the approved scheme: the inclusion of a 'duck slide' roof to the proposed door opening on the eastern side of the East barn so as to allow adequate headroom for the door without having to lower the floor levels and underpin the walls of the barn, and to partially block up the garage door opening on the western side of the East barn to form a window so as to allow better use of the internal space.

Main Issues

The principle of the development has been established by the previous granting of planning permission. Therefore the main issues to consider is whether the proposed amendments retain the character of the approved scheme and accord with the requirements of Policy CO12 (Conversion of Existing Buildings in Open Countryside).

It is considered that the proposed amendments are minor in extent and effect and will not materially affect the approved scheme. The provision of a 'duck slide' roof to the new door opening is not a untypical feature of traditional stone buildings where height is need to gain access into the building with machinery and therefore it will not appear as an overly domestic addition. Furthermore the partial blocking up of the garage door opening to form a window will correspond with the present change in materials from stone to brick and as such will not adversely affect the appearance of the structure. There is already a condition attached to the primary planning permission requiring the use of matching materials.

As such it is considered that the proposed amendments would preserve the simple functional form and traditional character of the building in accordance with Policy CO12 and approval is recommended.