

North York Moors National Park Authority

Parish: Staintondale

App No. NYM/2020/0595/FL

Proposal: demolition of outbuilding, construction of detached garage and gym and single storey side extension (revised scheme to withdrawn application NYM/2020/0258/FL)

Location: Ranworth, Church Road, Ravenscar

Applicant: Mr Jordan Greathead, Ranworth, Church Road, Ravenscar, Scarborough, YO13 0LZ

Date for Decision: 23 November 2020

Extended to:

Director of Planning's Recommendation

Approval subject to the following conditions:

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
Location Plan	TQRQM20107135940131	28 September 2020
Proposed Ground Floor	-	28 September 2020
Proposed Elevations	-	28 September 2020
Proposed Garage Details	-	28 September 2020
Garage Door Design	(email)	24 October 2020

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. RSUO00 The garage/gym included in the development hereby permitted shall be used for domestic storage and recreation purposes incidental to the occupation of the main dwelling on the site and for no other purpose. The building shall form and remain part of the curtilage of the main dwelling known as Ranworth as a single planning unit and shall not be sold or leased separately from the main dwelling. Any independent letting, conversion or alteration to holiday accommodation will require a separate grant of planning permission from the Local Planning Authority.
4. GACS00 No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be of a style and luminance which minimises glare and light pollution. All bulbs should be shielded to prevent upward and to minimise horizontal light spill and all lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.

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5. 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.
6. 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.
7. MATS28 **Timber Cladding Samples**
No work shall commence on the timber cladding of the development hereby permitted until details, including the design and fixing of the timber cladding including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
8. MATS41 **Windows - Match Existing**
All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9. MATS72 **Black Coloured Rainwater Goods**
The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10. HWAY00 The proposed new extension must not be brought into use until the access to the site at Church Road has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by the Local Highway Authority and the following requirements:
The crossing of the highway verge must be constructed in accordance with the Standard Detail number E6W and the following requirements:
- Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing or proposed highway.
 - Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed and maintained thereafter to prevent such discharges.
 - The final surfacing of any private access within 1 metre of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway.
- All works must accord with the approved details.

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Informatives

1. MISC INF01 **Bats**
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.
2. INF00 With reference to condition no. 4 above, further advice and guidance in relation to suitable external lighting fixtures is available by contacting the Authority at: planning@northyorkmoors.org.uk
3. INF00 Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:
https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing_ind_est_roads_street_works_2nd_edition.pdf

The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in condition 10.

Reasons for Conditions

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 Policies A and 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 be likely to adversely affect the amenities of existing and future occupiers of the site and to accord with the provisions of NYM Local Plan Policy CO17.
4. GACS00 In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.

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- 5 to 9. MATS00 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policies A and C which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
10. HWAY00 In accordance with Policy CO2 of the North York Moors Local Plan and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

Consultations

Parish - Councillors have expressed concerns in respect of the timber cladding - while cladding is appropriate for barns and agricultural buildings it is not considered appropriate for one of the few original stone Victorian houses in the village, particularly given the prominent site. It has been suggested that any extension should be completely of stone.

Concerns have also been expressed about the proposed up/down lighting which does not really accord with Adopted Local Plan Policy ENV4 - Dark Night Skies. If there has to be outdoor lighting, councillors would much prefer to see something which caused less light pollution.

It has also been said that the timber fencing around the bin store and oil tank may not be legal and may not meet the most recent domestic oil tank regulations.

From the plans it would seem as if there are to be gates (or even fences, the plans are unclear) on the south west and north east elevations of the proposed extension - if this is the case then the proposed garage & gym is behind two (if not three gates). This is giving rise to concern on two fronts - 1] why do the front elevation plans only show the house and extension (they should include the gates and garage to the rear) and 2] the design of the proposed extension continues to suggest its future use could be for holiday accommodation.

Highways - No objection subject to condition.

Site Notice Expiry Date - 29 October 2020.

Others - **D Eric Morgan, Ness Hall, Station Road Ravenscar** - Object.

1. The extension and garage are both clad with timber, which is completely out of character with Ravenscar, which is one of the few original late Victorian stone houses in Ravenscar. Any extension should be in similar stone to the main building. The planned extension would visually impact, in a very detrimental manner, on the character of this absolutely unique village.
2. The plans appear to show that the garage extension is only about 3 feet away from the boundary with the churchyard. Apart from being too close to the churchyard, there will be a 30 foot or so of timber cladding on the side of the garage overpowering the churchyard.

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3. The access arrangements for the extension appear to make it simple to split if off as a separate building. A separate holiday let would add to congestion in the village, which is now very significant, initially to the draw of the seal colony and since Covid, with many new visitors swelling numbers.
4. The plans state that trees could not fall on the extension. I believe that it is possible that one particular tree could hit the extension, depending on the direction of fall.

Mr Howard Carr, Peakeside Cottage, Peakeside, Ravenscar - Though appearing to be less intrusive than the previous application this one seems to entail the 'cramming in' of as much as possible into a relatively confined space. The potential overloading of the available space would perhaps compromise the visual balance and symmetry that currently exists between Ranworth and the adjoining property. I think this is an important factor given that the two properties combined with the church represent the initial view and first impression of anyone entering the village.

Mike Gregson, Smugglers Rock, Ravenscar - I write to give full support to the above planning application. The proposal would replace the existing building which is in significant disrepair and provide the property with a useful addition. As for the proposed extension, this property has already been added to in the past and I can't see how the proposed extension would have any detrimental effect. In fact numerous properties have been extended or altered in Ravenscar over the past few years and I believe with care and consideration all these projects help the overall appearance of the village. I have lived in this village for over twenty years and can see the property from where I live and work and I feel we should encourage sympathetic development in the area, which I believe this is.



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Background

Ranworth is an attractive and imposing semi-detached Victorian property located on the southern fringe of the scattered settlement of Ravenscar. The property fronts Church Road and enjoys an open aspect with views over the village cricket field. The property is next door to St. Hilda's Church and together with its attached neighbour appears prominent in views approaching the village from the south. Although within the National Park, the property is not within a designated conservation area and is not a listed building.

The property has relatively recently changed hands and the current owners have carried out sensitive repairs to the original dwelling and its interior. Although it is regrettable the timber windows have been replaced with uPVC, it is recognised that the applicants have sought to respect the original character and appearance of the property through the use of well detailed uPVC window frames of a style and design which matches the original as closely as possible. There is a conservatory extension to the rear of the property (timber framed) of traditional style which was approved in 1997 and a further application to construct a porch at the rear of the property was approved in 2010 (although it would appear that this permission was not implemented).

This application is a revised scheme to a withdrawn application (or much larger scale) and permission is now sought for a single storey side extension together with detached garage situated between the existing conservatory to the rear of the site. The proposed extension has been reduced from a two-storey extension to a generous single storey structure providing family focused ground floor accommodation, comprising a bedroom and a family room. The extension has been designed in two parts; towards the front of the site the family room has a pitched roof with 2no. rooflights in the rear roofslope and internally, the room will have a high, vaulted ceiling. The bedroom to the rear of the extension is proposed to have a modern flat roof design with low-level roof lantern. The extension will be set a significant distance back from the front elevation of the host property and the pitched roof element will be of a matching height to the existing single storey rear outshot containing the house kitchen. The construction materials are dark coloured timber cladding to the elevations with a natural stone plinth to match the host property and the pitched roof element will be clad in natural slate tiles to match the main house.

The proposal also includes a detached garage of flat roof design to minimise the impact along the shared boundary and of similar construction materials. The garage would be located towards the rear of the site and include a modest area to be used as a home gym.

Policy Context

The relevant NYM Local Plan Policies to this application are Strategic Policy C (Quality and Design of Development) and Policy CO17 (Householder Development). Policy ENV4 (Dark Night Skies) is also to be considered, together with the advice contained within Part 2 of the Authority's adopted Design Guide.

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.

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Policy CO17 requires new development within the domestic curtilage to take full account of the character of the local area and special qualities of the National Park. Development will only be permitted where: the scale, form, position and design do not detract from the original dwelling or its setting; the development does not adversely affect residential amenity of neighbouring occupiers or that of the host property; the development reflects the principles set out in the Authority's Design Guide. In order to achieve a subservient extension, Policy CO17 states that extensions should not increase the total habitable floorspace by more than 30% (unless there are compelling planning reasons for a larger extension) and that the design detail complements the architectural form of the original dwelling.

ENV4 seeks to ensure the darkness of night skies above the National Park are maintained and all development will be expected to minimise light spillage. No external lighting will be permitted in Remote Areas and in the Open Countryside, lighting (which meets adopted lighting guidelines) will only be permitted where it can be demonstrated it is essential for safety or security reasons. Within settlements (such as Ravenscar), external lighting will be permitted where it can be demonstrated that the lighting is essential for safety, security or community reasons and the lighting details meet adopted guidelines.

Part 2 of the Authority's adopted Design Guide (Extensions and Alterations to Dwellings) states that it is important that side extensions are narrower in gable width than the main building and with a lower roof height. This retains the architectural integrity of the original building but also ensures that the extension is subservient to the main house. For similar reasons, side extensions should not be as wide as the main building frontage and side extension which project forward of the main building are unlikely to be acceptable. Whilst traditionally a range of small outbuildings are common with older properties, garages are a relatively recent innovation which require careful consideration in terms of siting and design so as not to spoil the character and setting of the main dwelling. Garages should be subservient to the main dwelling and be located unobtrusively, attached or close to the side or rear of the main dwelling. On some occasions it may be more appropriate to construct a free standing garage elsewhere at the site so as not to prejudice the setting of the house. With careful siting outbuildings can be used to create attractive and useable outdoor spaces especially when grouped with traditional walls and hedges. Double width doors and up-and-over metal doors can appear out of scale with other openings at the site. Single width, side hung and vertically boarded timber doors set in reveals are more appropriate to the vernacular of the National Park.

Main Issues

The main issues to consider are whether the proposed extension is in a position and is of a scale, design and construction materials which are compatible with the host property and its setting, together with whether the proposals would result in an unacceptable level of harm to the amenities of neighbouring occupiers.

The application has followed lengthy pre-application discussion following the withdrawal of an earlier scheme for a significantly larger extension. In developing the scheme, the applicants have taken into account Officer and the content of the adopted Design Guide in order to propose a subservient extension of contemporary design. The applicant was aware that to construct an extension to match the host property was going to be difficult to achieve and furthermore would not necessarily read as a clear addition to the property.

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The applicant was keen to achieve an extension which was clearly of modern design yet respectful to the main architectural character of the property, adopting the approach used in many developments to listed buildings where there is a clear contrast between original and modern fabric. The front elevation of the proposal has been designed to reflect the form of the host property with the use of a natural stone plinth and natural slate roof to match the host property and create cohesion. The elevations however will be clad in timber to introduce a more contemporary design element and the colour (the applicant intends to use a dark grey/black, possibly charred finish) has been selected to complement the dark tones of the weathered stonework.

Officers consider that the overall scale, mass, design and materials are acceptable for the site and will result in a sufficiently subservient extension which complements the host property. Ranworth is not located in a conservation area and is not set in an extensive streetscene; therefore the opportunity to introduce modern design elements exists. The comments expressed by the Parish Council and local residents in relation to the prominent siting of the building are noted, however, by reason of the careful design, natural material, muted tones and position of the extension well into the site are not anticipated to result in a conspicuous or unattractive form of extension. The site adjacent properties benefit from mature trees either as a backdrop or boundary treatments and therefore, the extension is anticipated to site well within its immediate setting and will certainly be much less noticeable in long distant views than the modern, stone and pantile cricket pavilion in the foreground. The proposal is of a modest size and the use of timber materials allows the host property to remain as the dominant form.

The Parish Council and one of the neighbouring residents have expressed an objection to the use of timber cladding for the extension and garage; advising that it is completely out of character for the host property and wider village. For the reasons outlined above, the use of good quality timber cladding is considered acceptable for use as an extension and in relation to its use for a garage; Officers consider this to be a frequently used material for garages and open carports. Furthermore, there are examples of timber clad garages adjacent to other stone and slate Victorian properties elsewhere in the village which do not detract from the visual amenity of the area.

In response to concerns surrounding the appearance of the garage doors and the potential for its future conversion to holiday accommodation, the applicant has provided confirmation that the garage doors will be of a solid design with small glazed panes in the upper quarter (a typical, traditional design) and that there is no intention of converting the building. The Authority routinely apply conditions to such buildings to ensure that they are not converted or sold/leased separately. The applicant is aware of this matter and has provided written confirmation that such conditions will be acceptable to them.

The proposed garage is clearly of subservient size, scale and specification in relation the site and although it would be situated in close proximity to the site boundary, this is not an unusual situation for ancillary buildings and the applicant has sought to minimise the impact on the neighbouring garden through the use of a flat roof design. The garage is not therefore considered to result in an unacceptable level of harm to neighbouring amenities.

The matter of lighting has been discussed with the applicant together with the requirements of Policy ENV4. It is noted that up and down lighting has been installed on the host property but the Authority does not have direct control of this.

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However, Officers have advised the applicant of more suitable styles of lighting and it is therefore recommended that any additional lighting at the site is discreet and accords with the recommended condition. It would also be beneficial to replace or adapt the existing lighting at the property to match but this is at the owner's discretion.

Members of the parish council have advised that the proposed fencing and position of the oil tank are unlikely to accord with current regulations. Although this is a Building Regulation matter as opposed to planning matter, officers have raised this concern with the applicant. Officers are advised that the tank will be protected by fire rated cement board against the end facing the extension at a minimum distance of 300mm. The inside walls of the timber fence will also be lined with Fire rated cement board at a minimum distance of 300mm. The details have been considered and drawn up for building regulations approval which will be handled by their architect/agent independent of the planning system.

Summary

The proposed extension and garage are considered to be wholly acceptable for the host property and its setting. The scheme has shown an awareness and sensitivity of the main elements of the attractive host property, its setting and the amenities of neighbouring occupiers. The size, scale, position and muted grey/black tones of the proposal are expected to complement and blend with the existing property while simultaneously providing a contemporary style of extension suitable for the current and any subsequent owners.

The application details, additional information from the applicant and the recommended conditions are considered to satisfactorily address the material planning considerations contained within consultation responses.

The proposed scheme is therefore considered to be acceptable and in accordance with the above planning policies. Approval is therefore recommended.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying areas of the application which required further information/clarification with the applicant's agent and requesting the submission of additional information to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.