

The Planning Inspectorate

QUESTIONNAIRE (s78) HOUSEHOLDER APPEAL (Online Version)

You must ensure that a copy of the completed questionnaire, together with any attachments, are sent to the appellant/agent by the date given in the start letter.

Appeal Reference	APP/W9500/D/20/3263621
Appeal By	MR AND MRS A FIDDLER
Site Address	Peony Bank Farm Egton Road, Aislaby WHITBY YO21 1SX

PART 1

1. Do you agree that the Householder Appeals Service (HAS) written representation procedure is appropriate for this appeal? Please note there must be exceptional reasons for us to agree to a procedure other than HAS.	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
2.a. Are there any appeals or matters relating to the same site still being considered by us or the Secretary of State?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
2.b. Are there any appeals or matters adjacent or close to the site still being considered by us or the Secretary of State?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
3. Can the Inspector see the relevant parts of the appeal site from public land?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
4. Will the reasons for refusal/grounds of appeal require the Inspector to enter:				
4.a. the appeal site or property to judge the appeal proposal?	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
To assess impact of development fully in terms of scale				
4.b. a neighbour's land or property to judge the appeal proposal?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
5. Are you aware of any specific health and safety issues, from your Officer's visits to the site or otherwise, which would need to be taken into account when the inspector visits the site?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.a. Is the site within a Conservation area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.b. Is the site adjacent to a Conservation Area?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.c. Is the site within a green belt?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
6.d. Is the site in an Area of Outstanding Natural Beauty?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
7.a. Does the proposed development involve the demolition, alteration or extension of a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
7.b. Would the proposed development affect the setting of a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
8. Did you give publicity, as required, for the site being within a Conservation Area or affecting a listed building?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>
9. Is any part of the site subject to a Tree Preservation Order?	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>

PART 2

Environmental Impact Assessment - Schedule 2

10.a.i. Is the proposed development Schedule 2 development as described in Column 1, Schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2011? Yes No

Screening

10.c.i. Have you issued a Screening Opinion (SO)? Yes No
 Please attach a copy of the SO that was placed on the planning register, and any other related correspondence
 [see 'Questionnaire Documents' section](#)

10.c.ii. Did the SO state that the proposed development is EIA development as defined by the EIA Regulations? Yes No

Environmental Statement (ES)

10.d. Has the appellant supplied an environmental statement? Yes No

Publicity

10.e. If applicable, please send a copy of the site notice and local advertisement published under Article 15 of the DMPO 2015, as required for EIA development with your case file. Applies N/A

11.a. the development hereby permitted shall begin not later than three years from the date of this decision. Yes No

11.b. the materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building. Yes No

11.c. the development hereby permitted shall be carried out in accordance with the approved plans. Yes No

11.d. any other conditions you regard as necessary? Yes No
 Details of the condition(s) and reasons you regard the condition(s) as necessary are:
 [see 'Questionnaire Documents' section](#)

PART 3

12.a.i. All the plans submitted with the application;
 [see 'Questionnaire Documents' section](#)

12.a.ii. A list of the plans submitted with the application, stating each reference number and clearly indicating which of these plans was under consideration at the time the application was decided;

12.b.i. A copy of the letter/site notice with which you notified interested parties about the householder planning application and a list of the addresses to which it was sent if applicable;
 [see 'Questionnaire Documents' section](#)
 [see 'Questionnaire Documents' section](#)

12.b.ii. All representations received from interested parties about the application, including comments from internal and external consultees;

- 12.c. A copy of the letter with which you notified people about the appeal and a list of the addresses to which it was sent;
- see '[Questionnaire Documents](#)' section
- see '[Questionnaire Documents](#)' section
- 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes;
- see '[Questionnaire Documents](#)' section
- 12.e. Design and Access Statement (if submitted);
- see '[Questionnaire Documents](#)' section
- 12.f. Extracts from any statutory development plan policy (inc front page, title and date of approval/adoption and status);
- see '[Questionnaire Documents](#)' section
- see '[Questionnaire Documents](#)' section
- 12.g. Extracts from relevant policies which have been saved by way of a direction;
- 12.h. Extracts from any supplementary planning guidance that you consider necessary (and/or any supplementary planning guidance published under previous provisions still in place) together with its status, whether it was the subject of public consultation and consequent modification, whether it was formally adopted and if so, when. In the case of emerging documents, please state what stage they have reached;
- 12.i. Relevant planning history only (e.g. previous relevant permissions if appropriate), including a list of relevant documents taken into account when considering the application.
- 12.j. If any Development Plan Document (DPD) or Neighbourhood Plan relevant to this appeal has been examined and found sound/met the basic conditions and passed a referendum, the date the DPD or Neighbourhood Plan is likely to be adopted and, if you consider this date will be before the Inspector's decision on this appeal is issued, an explanation of the Council's policy position in respect of this appeal upon its adoption. You should also include an explanation of the status of existing policies and plans, as they relate to this appeal, upon adoption and which (if any) will be superseded;
- 12.k. If any DPD or Neighbourhood Plan relevant to this appeal has been submitted for examination, or in the case of a Neighbourhood Plan has been examined and is awaiting a referendum, an explanation of any substantive changes in the progress of the emerging plan, and their relevance to this appeal if it is considered that the plan will not be adopted before the Inspector's decision on this appeal is issued;
- 12.l. Your Authority's CIL charging schedule is being/has been examined;
- 12.m. Your Authority's CIL charging schedule has been adopted.
- Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

LPA Details

I certify that a copy of this appeal questionnaire and any enclosures will be sent to the appellant or agent today.

LPA's reference

Completed by

On behalf of

Please provide the details of the officer we can contact for this appeal, if different from the Planning Inspectorate's usual contact for this type of appeal.

Name

Miss Megan O'Mara

Phone no (including dialling code)

01439 772700

Email

planning@northyorkmoors.org.uk

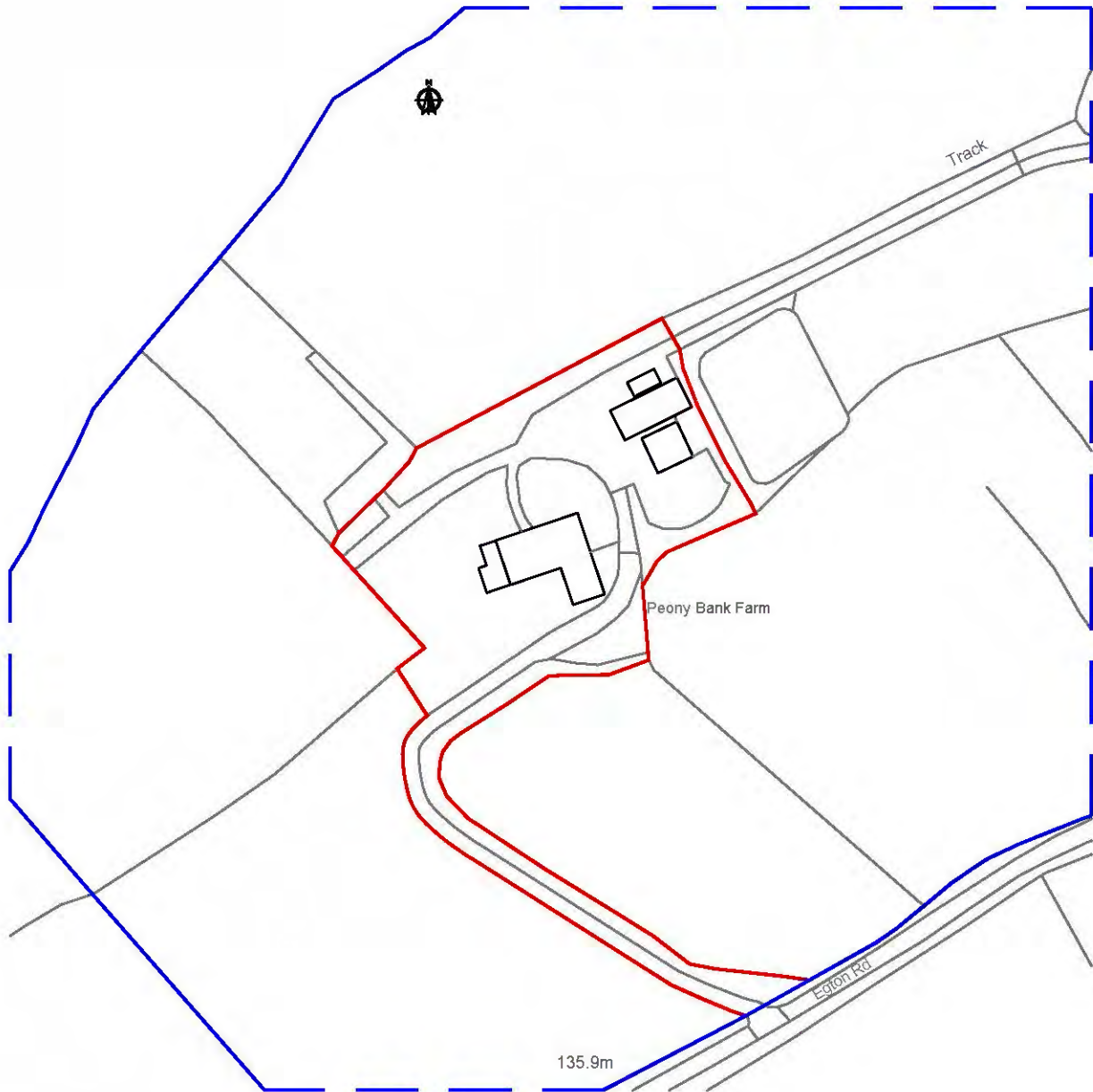
Please advise the case officer of any changes in circumstances occurring after the return of the questionnaire.

Appeal Reference	APP/W9500/D/20/3263621
Appeal By	MR AND MRS A FIDDLER
Site Address	Peony Bank Farm Egton Road, Aislaby WHITBY YO21 1SX

The documents listed below were uploaded with this form:

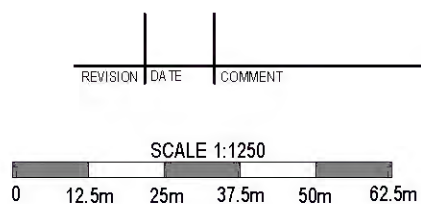
- Relates to Section: PART 2
 Document Description: 10.c.i. A copy of the Screening Opinion (SO) that was placed on the planning register, and any other related correspondence.
 File name: Copy of Front Sheet.pdf
- Relates to Section: PART 2
 Document Description: 11.d. Any other conditions you regard as necessary.
 File name: Copy of Conditions if approved.pdf
- Relates to Section: PART 3
 Document Description: 12.a.i. All the plans submitted with the application
 File name: 2020-08-24 Public Additional Information.pdf
 File name: 2020-05-29 Public Supporting Information.pdf
 File name: 2020-05-29 Public Plans.pdf
- Relates to Section: PART 3
 Document Description: 12.b.i. A copy of the letter with which you notified interested parties about the householder planning application.
 File name: Copy of Site Notice.pdf
- Relates to Section: PART 3
 Document Description: 12.b.i. A list of the addresses of the people who were notified of the householder planning application.
 File name: List of those Notified.docx
- Relates to Section: PART 3
 Document Description: 12.c. A copy of the letter with which you notified people about the appeal.
 File name: Copy of Parish Letter.pdf
- Relates to Section: PART 3
 Document Description: 12.c. A list of the addresses of the people who were notified of the appeal.
 File name: List of those Notified.docx
- Relates to Section: PART 3
 Document Description: 12.d. The Planning Officer's report to committee or delegated report on the application and any other relevant documents/minutes.
 File name: 2020-08-28 Public - Officer Report.pdf
- Relates to Section: PART 3
 Document Description: 12.e. Design and Access Statement (if submitted).
 File name: 2020-05-29 Public Supporting Information.pdf
- Relates to Section: PART 3

Document Description:	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
File name:	Title Page.pdf
File name:	Copy of Front Cover.tif
Relates to Section:	PART 3
Document Description:	12.f. Extracts from any statutory development plan policy including the front page, title and date of approval/adoption and status.
File name:	Development Policy 03.doc
File name:	Development Policy 19.doc
Completed by	Not Set
Date	15/01/2021 14:45:40
LPA	North York Moors National Park Authority



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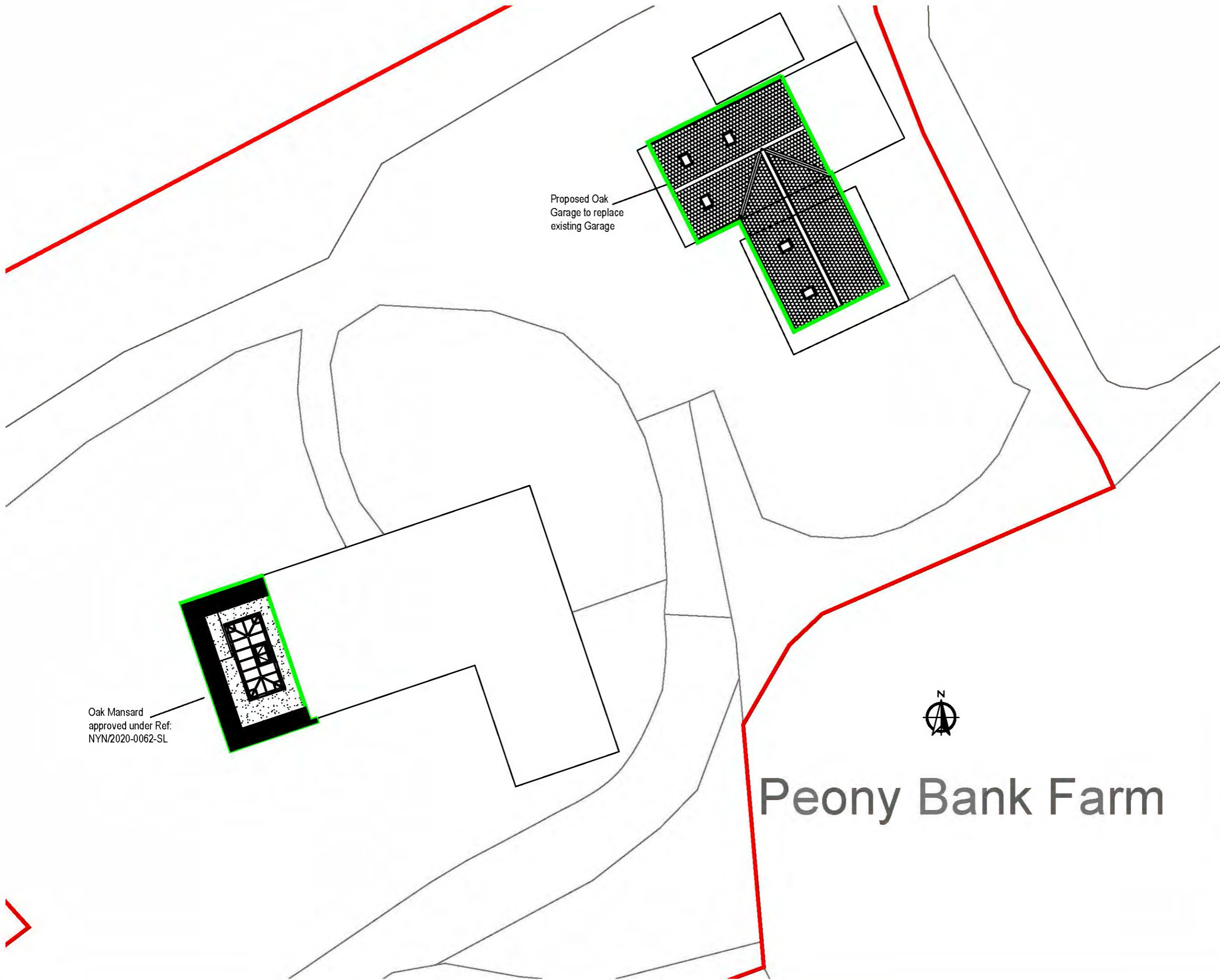
NYMNP
22/05/2020



client		
Mr Fiddler Peony Bank Farm Aislaby, Whitby. North Yorkshire. YO21 1SX		
Drawing		
Site Location		
scale: 1:1250@A4	dwg: 11624/04	rev: -
date: December '19		

David Salisbury

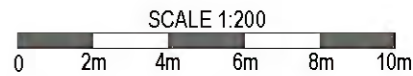
Bennett Road,
Isleport Business Park,
Highbridge, Somerset, TA9 4PW



Proposed Oak
Garage to replace
existing Garage

Oak Mansard
approved under Ref:
NYN/2020-0062-SL

NYMNPA
22/05/2020



REVISION	DATE	COMMENT



Peony Bank Farm

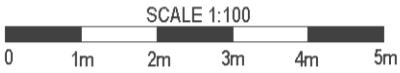
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Mr Fiddler Peony Bank Farm Aislaby, Whitby. North Yorkshire. YO21 1SX		
Drawing		
Block Plan		
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date: January '20		

David Salisbury

Bennett Road,
Isleport Business Park,
Highbridge, Somerset, TA9 4PW



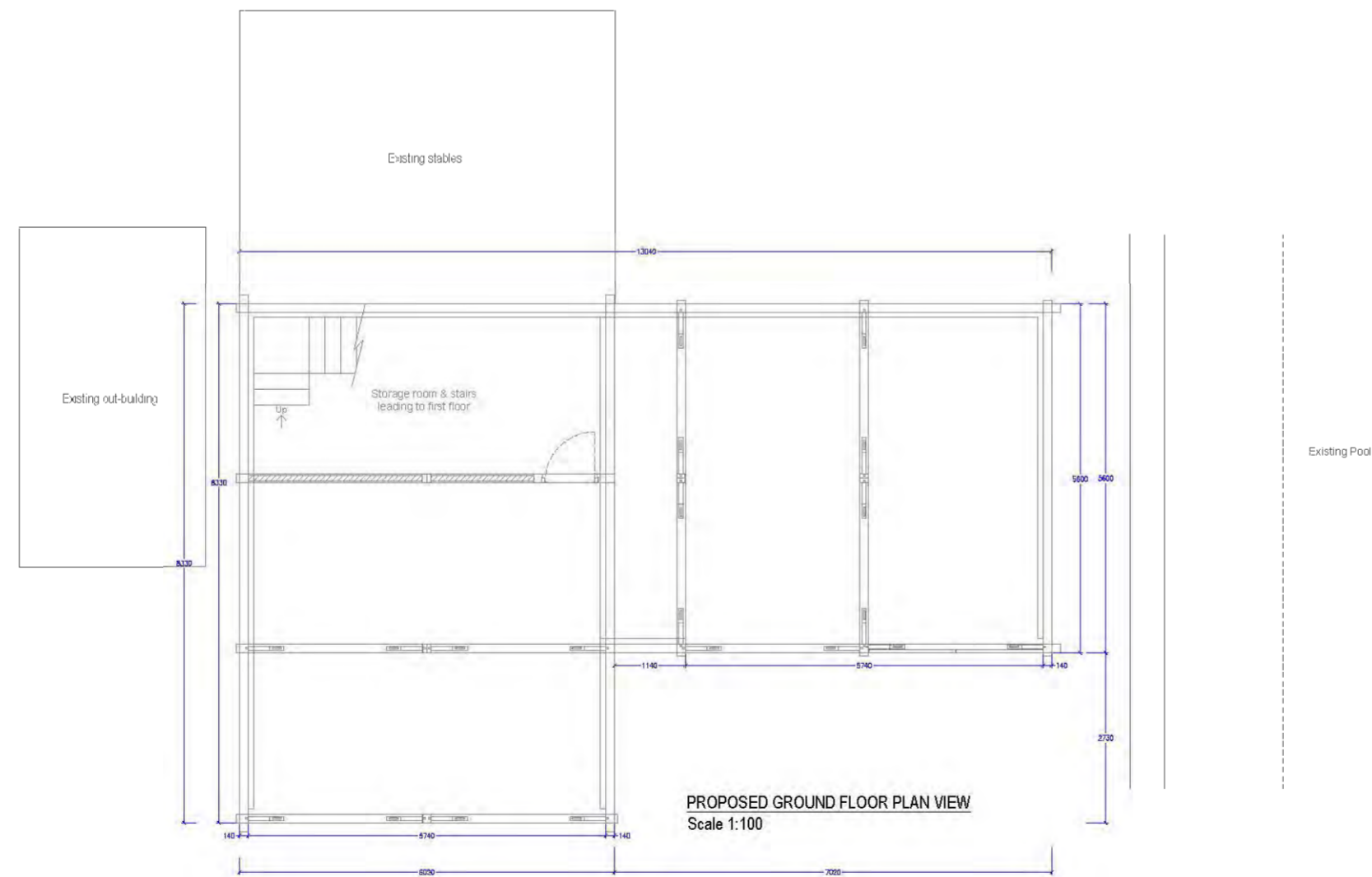
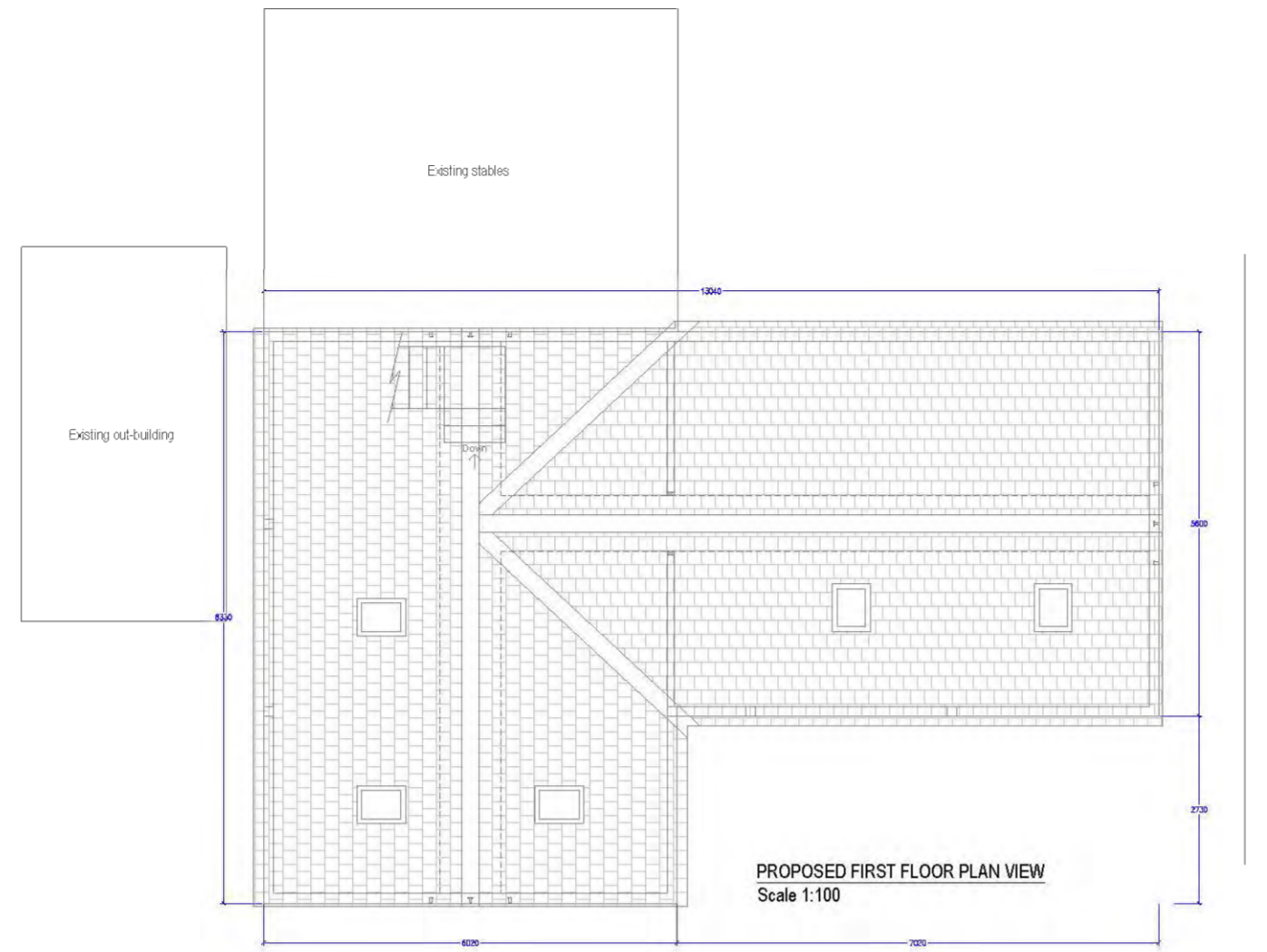
NYMNPA
22/05/2020



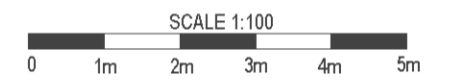
REVISION	DATE	COMMENT

client: Mr A Fiddler Aislaby Whitby North Yorkshire YO21 1SX		
Drawing: Existing Plans & Elevations		
scale: 1:100@A2	dwg: 11623/02	rev: -
date: January '20		


David Salisbury
Bennett Road,
Isleport Business Park,
Highbridge, Somerset, TA9 4PW



NYMNPA
22/05/2020

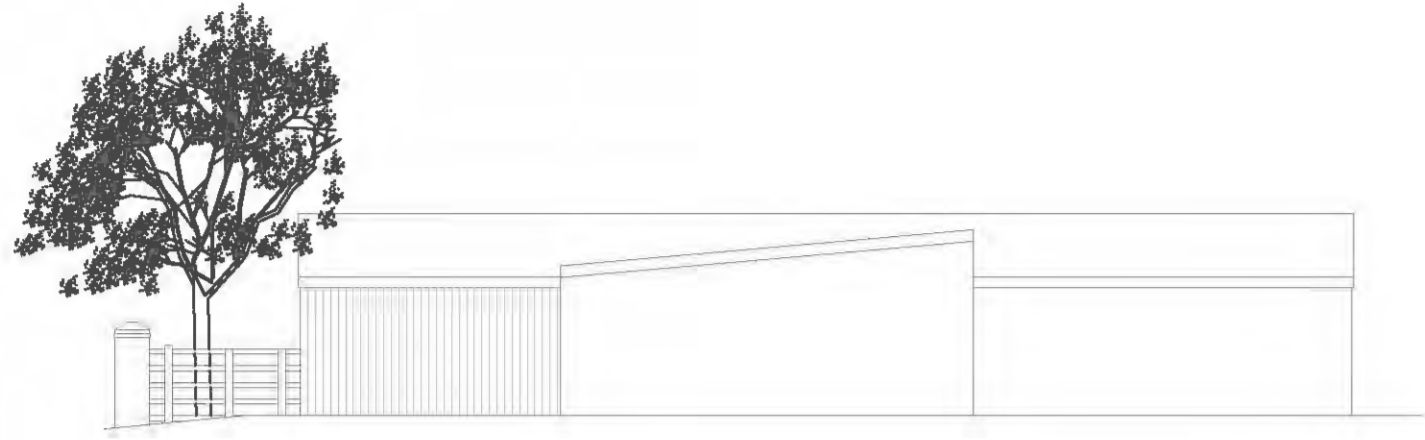


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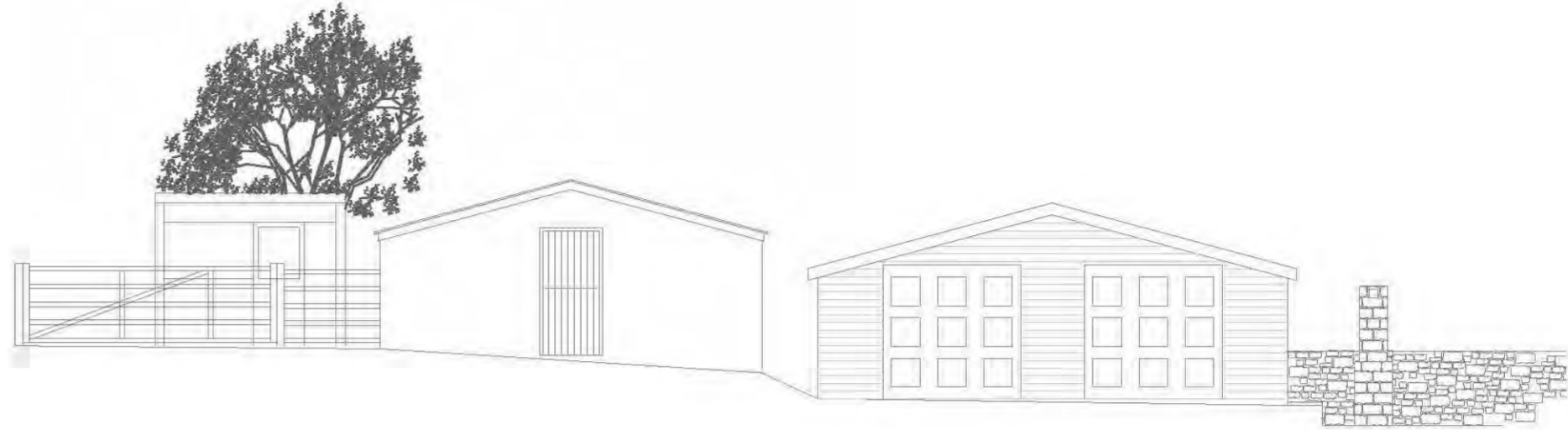
client		
Mr A Fiddler Peony Bank Farm Aislaby Whitby North Yorkshire YO21 1SX		
Drawing: Proposed Plans & Elevations		
scale: Varies@A2	dwg: 11623/04	rev: -
date: January '20		



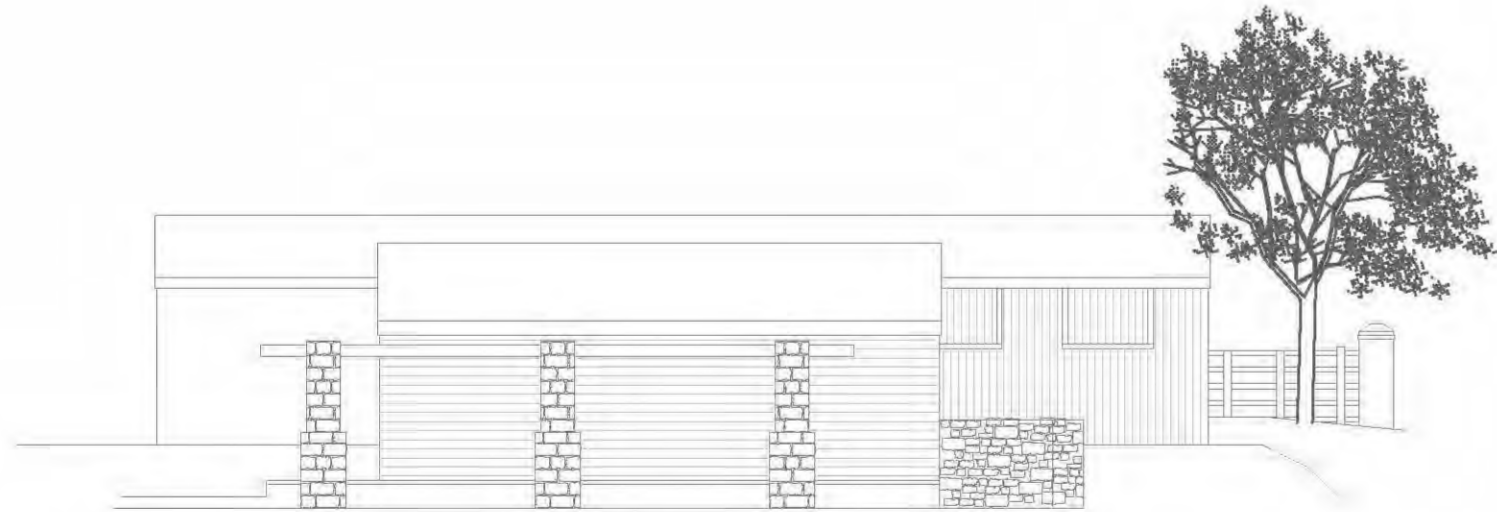
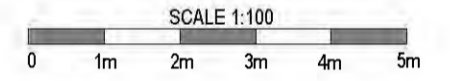
Bennett Road,
Isleport Business Park,
Highbridge, Somerset, TA9 4PW



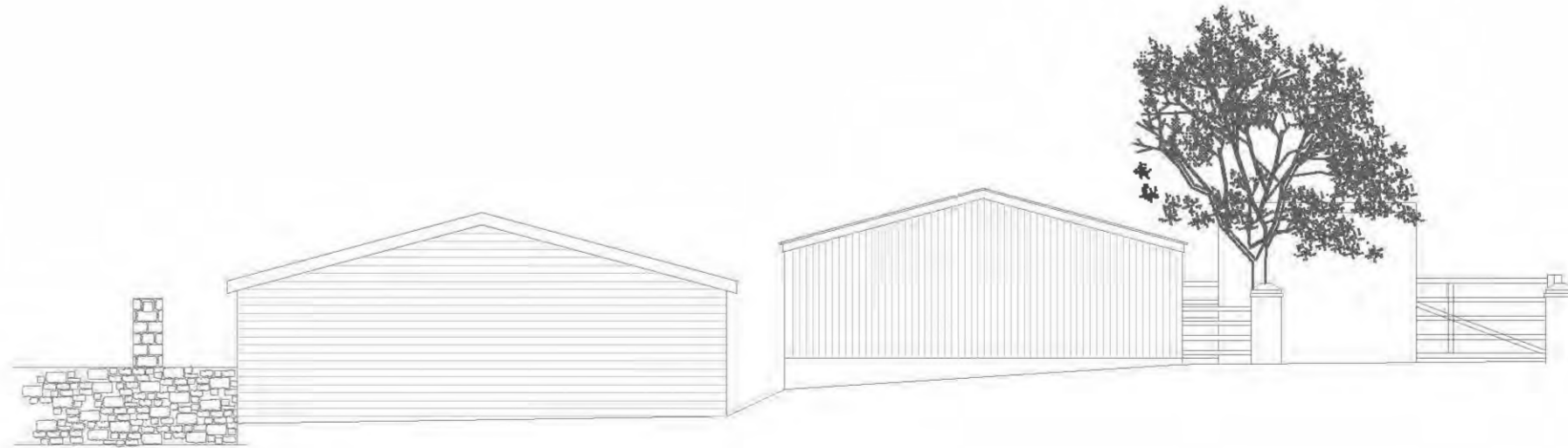
EXISTING SIDE ELEVATION
Scale 1:100



EXISTING FRONT ELEVATION
Scale 1:100



EXISTING SIDE ELEVATION
Scale 1:100



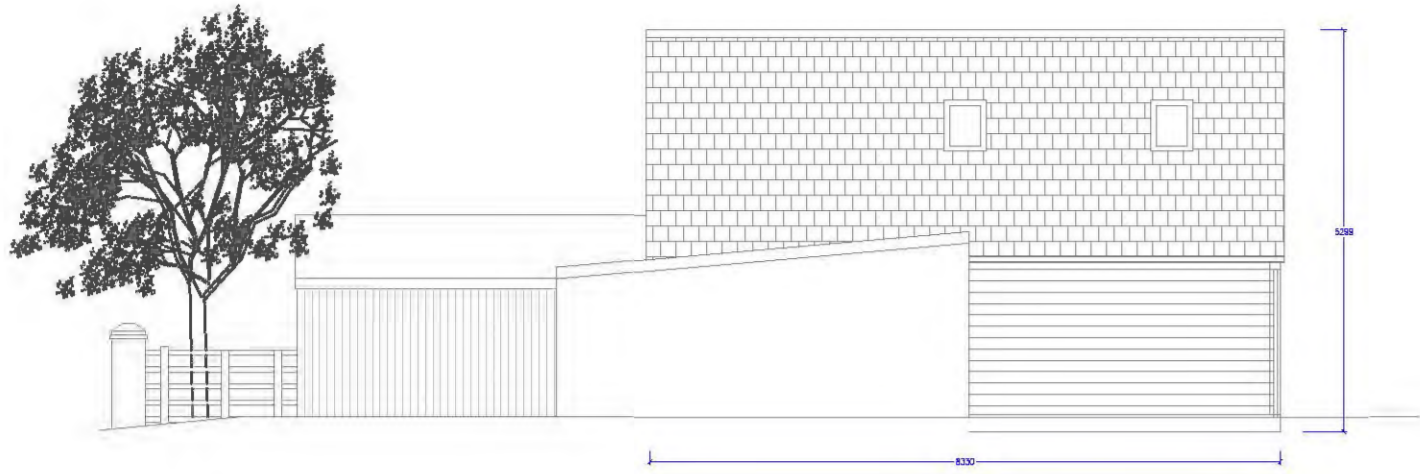
EXISTING REAR ELEVATION
Scale 1:100

REVISION	DATE	COMMENT

client		
Mr A Fiddler		
Aislaby		
Whitby		
North Yorkshire		
YO21 1SX		
Drawing:		
Existing Plans & Elevations		
scale: 1:100@A2	dwg: 11623/01	rev: -
date: January '20		

David Salisbury

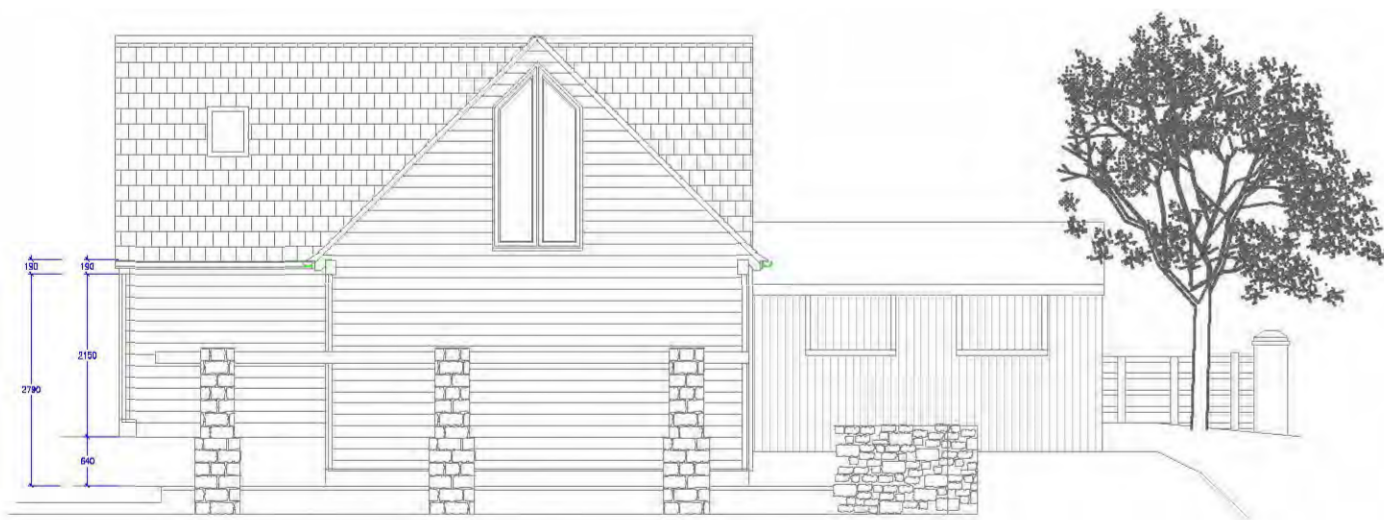
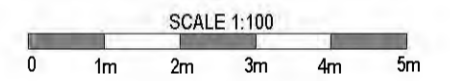
Bennett Road,
Isleport Business Park,
Highbridge, Somerset, TA9 4PW



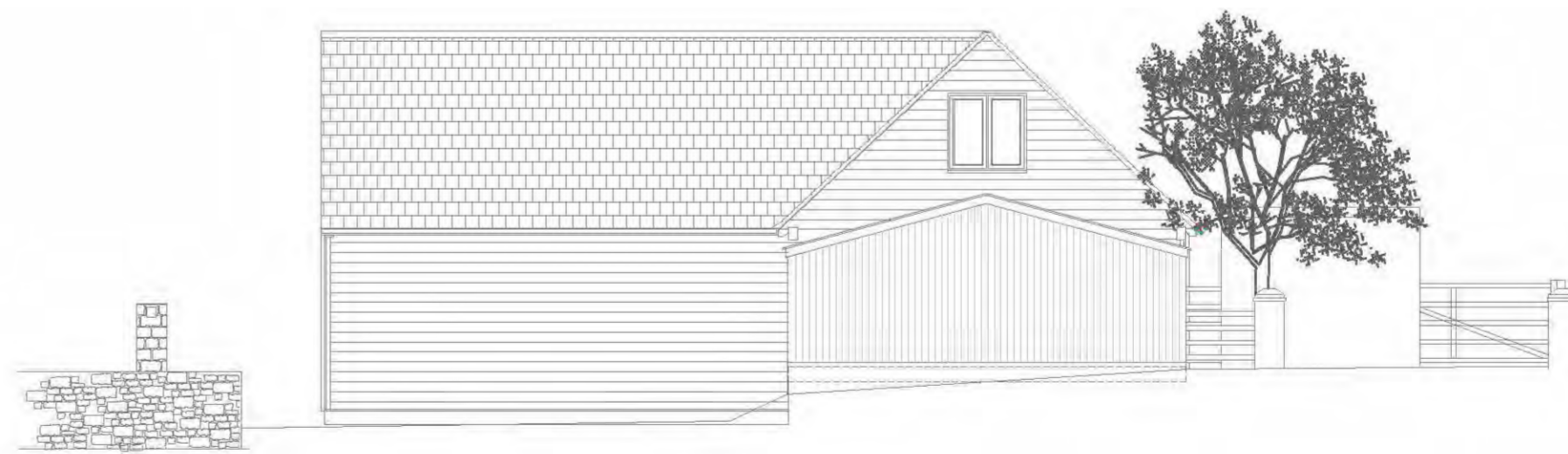
PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED FRONT ELEVATION
Scale 1:100



PROPOSED SIDE ELEVATION
Scale 1:100



PROPOSED REAR ELEVATION
Scale 1:100

REVISION	DATE	COMMENT

client		
Mr A Fiddler		
Peony Bank Farm		
Aislaby		
Whitby		
North Yorkshire		
YO21 1SX		
Drawing:		
Proposed Plans & Elevations		
scale: Varies@A2	dwg: 11623/03	rev: -
date: January '20		



Bennett Road,
Isleport Business Park,
Highbridge, Somerset, TA9 4PW



***Design and Access Statement for the erection of
An oak garage to replace existing***

at

Peony Bank Farm

Egton Road

Aislaby

Whitby

North Yorks

YO21 1SX

On behalf of

Mr and Mrs Fiddler

This Design and Access statement has been prepared as part of a Planning application to construct an oak garage (to replace existing) at Peony Bank Farm, Egton Road, Aislaby.

The site and surroundings

Aislaby

Aislaby is a small village located approximately 5 miles south west of Whitby and within the boundaries of the North York Moors National Park.

The village is predominantly residential within a rural location.

Peony Bank Farm



Peony Bank Farm is a detached residential property, stone built with a tiled roof.

The property is approached by a 100 metre drive to the north of Egton Road and is set within 3500 square metres of private domestic curtilage. The applicants also own the land to the north, south, east and west of the application site.

Peony Bank Farm is located 1 mile west of Aislaby village in an isolated location.



The entrance to Peony Bank Farm from Egton Road. As is evident the only part of the dwelling and garages that are visible from the highway is the first floor window of the house. The garages are located 18 metres north east of the property.

Due to the natural mature landscaping along Egton Road, the garages cannot be viewed from the public highway.

The Proposal

The applicants, Mr and Mrs Fiddler run numerous businesses within the locality. This at present leads to the applicants travelling to and fro from their businesses on a regular basis. The purpose of replacing the existing garages with a new garage block with office space above is to centralise all the administration works associated with all the businesses. The

office space is for their use only and they will not be employing any staff to work from the home office.

By centralising all the administration in one place will be beneficial not just to the applicants but to the environment.



The image above shows the existing garages that are of poor quality and design (as recognised by the Planning Dept) and are running into a state of disrepair.

The garages will be carefully dismantled and removed from site.



As already stated the replacement garage and office will be located 18 metres north east of the dwelling house.

As is also evident on the above block plan, the footprint of the proposed replacement garage will be less than existing.

The existing garages have a combined footprint of 130 square metres. The proposed replacement garage and office will have a footprint of 90 square metres. A 30% reduction in overall footprint.

The materials have been carefully selected to compliment the property.

Due to the distance from the host dwelling the proposed garage and office will appear as a subservient addition and will sit unobtrusively with the landscape and surrounding area.



The above demonstrates the distance the distance that the garages are (and will be) away from the host dwelling.



This is a view of the garages from the side of Peony Bank Farm. The window to the left is on the first floor of the dwelling house as demonstrated on the image below.



Peony Bank Farm is a split level property.

The height of the dwelling house to the right is approximately 8.5 metres high to the ridge of the roof.

The height of the existing garages range from 2.8 metres to 3.1 metres. The replacement garage and office block will be a maximum 5.93 metres from ground floor level, some 2.5

metres lower than the host dwelling. As the garage will be located 18 metres away from the house, it will appear as a subservient addition, sitting unobtrusively within the surrounding area.

The applicants own the land to the north, south, east and west of the application site. To the north east of the house a two storey American style barn has been erected, shown below. This is located approximately 147 metres from the property.



The barn is two storey and is much higher than the proposed garage and is sited 26 metres west of the neighbouring property.

It is also visible from Egton Road, as shown below.



The image below shows the location of the existing garages to be replaced. This also demonstrates that the proposed garage and office will be nestled behind a copse and there will be no views from the public domain.



The image below shows the Sirius mine shaft. This is visible from Peony Bank Farm and visible to thousands of homes throughout the region. This is approximately 10 miles from the application site and is clearly visible. This clearly does not sit well within the landscape.



The proposed works will have a positive effect on the aesthetics of the property. High quality, thoughtful architecture will complement the host dwelling.

The materials will blend in with the existing property and the design detailing is in keeping with and in proportion to that of the host dwelling.

The proposed works do not adversely affect any important architectural or historic features of the property. Nor do they adversely affect the buildings setting. The extension is in scale with the host dwelling, being subservient to the main dwelling. The materials ensure that the proposals will blend naturally with the host dwelling.

The choice of materials complements the host dwelling; it does not harm or detract from the original structure of the building but will improve its appearance.

Compatibility:

The proposed design has been chosen to ensure that it is subordinate to the host elevation and not to be to the detriment of the host property, the setting of the property or the area in which the property is situated.

The design materials, stone, natural oak, larch and tiles are appropriate for this style of development.

Landscaping

No landscaping proposed

Access

No special access arrangements have been made. The proposal is confined to a domestic dwelling and therefore no provision has been made for any disabled or public access.

Impact on neighbouring properties

The proposed replacement garage and office is located to the north west of the property and the nearest adjoining neighbour to the west is .5 mile away. The proposed garage will have no impact on the amenities currently enjoyed by the neighbouring properties.

Policy Considerations

National Planning Policy Context

The National Planning Policy Framework (NPPF) was introduced in March 2012 to streamline planning policy at the national level. At the heart of the NPPF is the presumption in favour of sustainable development – the “golden thread” running through the plan making a decision making process. The pursuit of sustainable development includes seeking improvements in the quality of the built environment, natural and historic environment through the gains obtained through the planning system. The NPPF sets out how Local Planning Authorities should plan positively for the conservation and enjoyment of the historic environment.

Para.17 “Securing high quality design and a good standard of amenity for all existing and future occupants of land and buildings” is one of the 12 core planning principles set out in the NPPF.

Para.56 “The Government attaches great importance to the design of the built environment. Good design is a key aspect of sustainable development, is indivisible from good planning, and should contribute positively to making places better for people.

Para 127. Planning policies and decisions should ensure that developments:

a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;

b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;

c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);

d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users⁴⁶; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

North York Moors National Park Authority Local Development Framework

DEVELOPMENT POLICY 3 Design

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

- 1 The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.
- 2 The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.
- 3 A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.
- 4 Provision is made for adequate storage and waste management facilities.
- 5 Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.
- 6 A satisfactory landscaping scheme forms an integral part of the proposal.
- 7 The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.

The oak garage will:-

- Be aesthetically pleasing and will remove the current outbuildings which are running into a state of disrepair
- Be subservient to the main dwelling and will sit unobtrusively within its setting and the surrounding landscape.

We believe that the proposed works satisfy the requirements set out in the planning policies. The proposals will not detract from the host dwelling nor the surrounding area. They will enhance the property by virtue of good design and detailing and the sympathetic use of materials.

The proposals will not have any significant adverse effect on the fabric of the host dwelling and the wider area. The scale, size and sympathetic choice of materials as well as the high quality design ensure that the proposal would not be detrimental to the character of the host dwelling nor the surrounding area.

The design has been carefully considered to respect the existing building and its setting. It is perceived to be of minimal impact whilst providing significant improvements to meet client expectations.

We consider the proposed replacement garage has sufficient integrity to contribute to the amenity of Peony Bank Farm without detracting away from the beauty and character or conflicting visually or technically to the existing property.

Conclusion

As the owners of this property Mr and Mrs Fiddler are keen to make certain changes to enhance their enjoyment of this area and to centralise all the administration of their businesses into one location. The applicants also want to ensure that when the work is completed, the finished project must be high quality. Mr and Mrs Fiddler are also keen to avoid having a structure that did not respect & reflect the current building design. In conclusion we feel that the brief has been fully met.

**NORTH YORKSHIRE COUNTY COUNCIL
BUSINESS and ENVIRONMENTAL SERVICES**



**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**

Application No: **NYM20/346/FL**

Proposed Development: construction of two storey oak garage and home office following demolition of existing garages

Location: Peony Bank Farm, Egton Road, Aislaby

Applicant: Mr and Mrs Fiddler

CH Ref: **Case Officer:** Ged Lyth

Area Ref: 4/36/139 **Tel:**

County Road No: **E-mail:**

To: North York Moors National Park
Authority
The Old Vicarage
Bondgate
Helmsley
YO62 5BP

Date: 16 June 2020

FAO: Megan O'Mara **Copies to:**

The proposals are not anticipated to increase the amount of traffic going to the site compared with the current use that the application site already holds, therefore there are **no local highway authority objections** to the proposed development.

Signed:

Ged Lyth

For Corporate Director for Business and Environmental Services

Issued by:

Whitby Highways Office
Discovery Way
Whitby
North Yorkshire
YO22 4PZ

e-mail:

**LOCAL HIGHWAY AUTHORITY
CONSIDERATIONS and RECOMMENDATION**



Continuation sheet:

Page 2 of 2

Application No:

NYM20/346/FL

From:
To: [Planning](#)
Subject: Bird and Bat Informatives 18/05/2020-31/05/2020
Date: 10 June 2020 13:05:28

Hi,

If the following applications are approved please can a bat informative be included in the decision notice

NYM/2020/ 0318/FL
0335/FL
0346/FL

Thanks, Victoria

Victoria Franklin
Graduate Conservation Trainee

North York Moors National Park
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

.org.uk

From:
Sent: 24 August 2020 08:37
To: Megan O'Mara
Subject: FW: Peony Bank, Egton Road, Aislaby

Dear Megan

Thank you for your letter of 03 August in connection with the above on-going application. The email below confirms that Cheryl Ward Planning has taken on the role of agent for the application and I would be grateful if you are able to update your records.

As per your request please find attached amended plan showing the floor layout confirming the proposed use for the ground and first floor whereby:

- The entire ground floor is to be used for garaging for the applicants motor vehicles.
- The first floor is to be used as a private home office with approximately half of the upper floor space given over to office archiving.

Based on the above we would ask you to re-consider your officer view on the basis that:

- The use of the entire building is clearly demarcated and laid out for ancillary domestic purposes with the upper floor to be used as a private home office.
- The height is tailored to the applicant so that (at over 6ft) he can stand upright down the centre line of the first floor. To the sides this will not be possible. The pitched roof is a match to the host building.
- The applicant is happy to accept a condition that the building cannot be converted to habitable use without a further application.
- The NPPF is supportive of home working ventures to enable and support social well-being and a healthy lifestyle particularly more so in view of the Coronavirus pandemic.
- Paragraph 130 of the NPPF clearly states that 'design should not be used by the decision maker as a valid reason to object to development'.
- We would therefore ask that any harm you feel that is arising through the scale and height of the proposed building is offset by the outstanding design which promotes far greater levels of sustainability than the ad hoc

buildings it replaces and helps to significantly raise the standard of design more generally in the locality particularly where the building will not be visible in the wider landscape. As such a balanced decision is needed.

- The existing buildings are only low level due to them having non-traditional shallow pitched roofs and is not something the applicant wishes to replicate.
- It is the applicants aim to create one single building that will take on an all-encompassing role rather than an ad hoc arrangement of smaller buildings. The design of the of the oak garage and home office is in our opinion together with the opinion of the bespoke manufacturer responsive to the scale and massing of the main house; will raise the standard of design across the site and should not be looked at in isolated but in close association with the host building which also exhibits tall gables and is likely to be a significant enhancement to the immediate setting and the defining characteristics of the site.

In view of the above the applicant wishes to proceed with the proposed plans as they are and in assessing the level of 'harm' to the site we have deemed that this is considered to be less than substantial. Should you require anything further from ourselves please do not hesitate to contact me.

Kind regards

Cheryl Ward

Cheryl Ward Planning
MSc MRTPI



This email and any files transmitted with it are confidential and intended solely for the use of the individual or entity to whom they are addressed. If you have received this email in error please contact info@cherylwardplanning.co.uk

 Before printing, think about the environment

Sent: 14 August 2020 12:31
To: 'Christine Melody'
Cc:
Subject: FW: Peony Bank, Egton Road, Aislaby

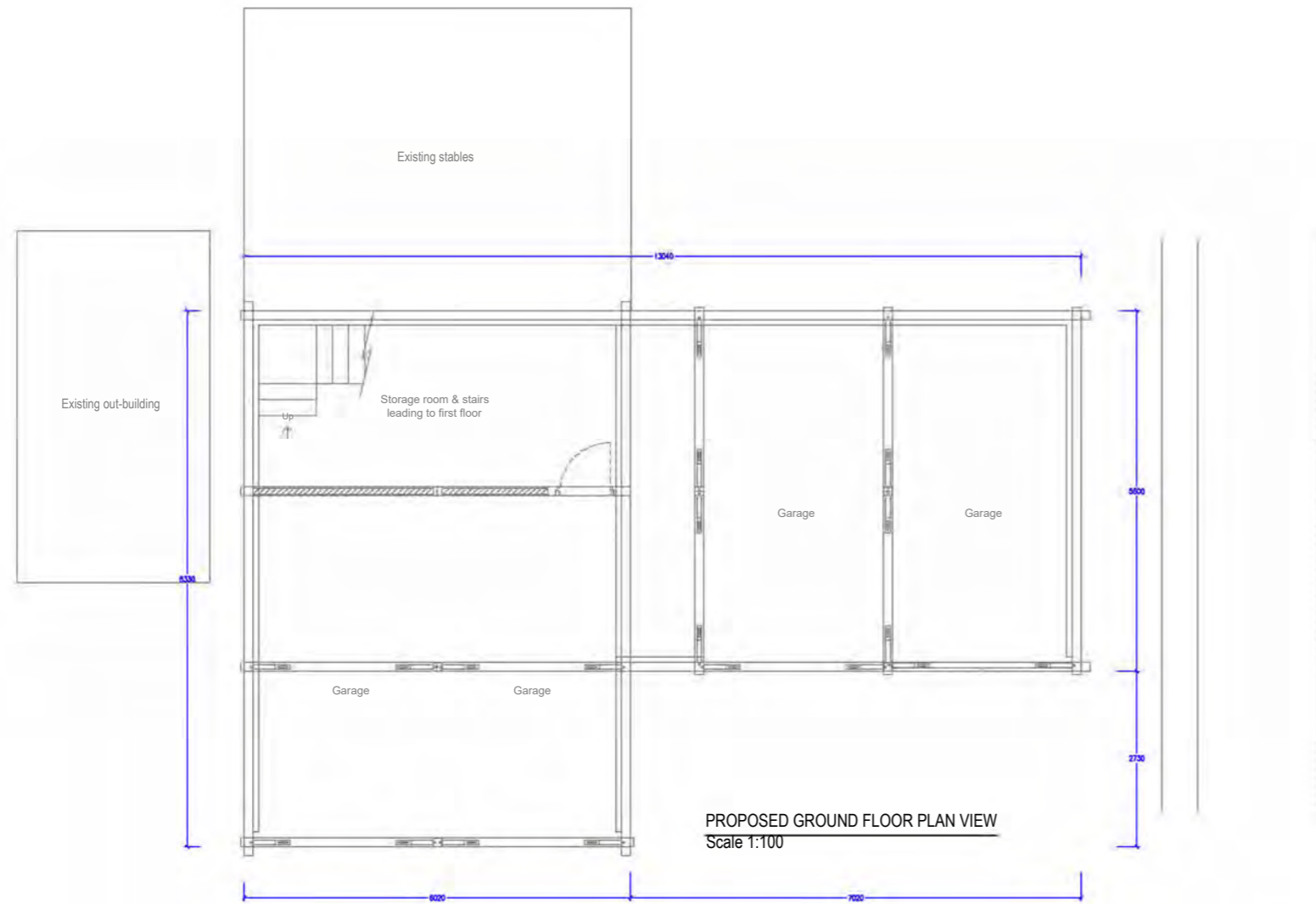
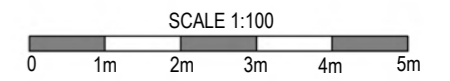
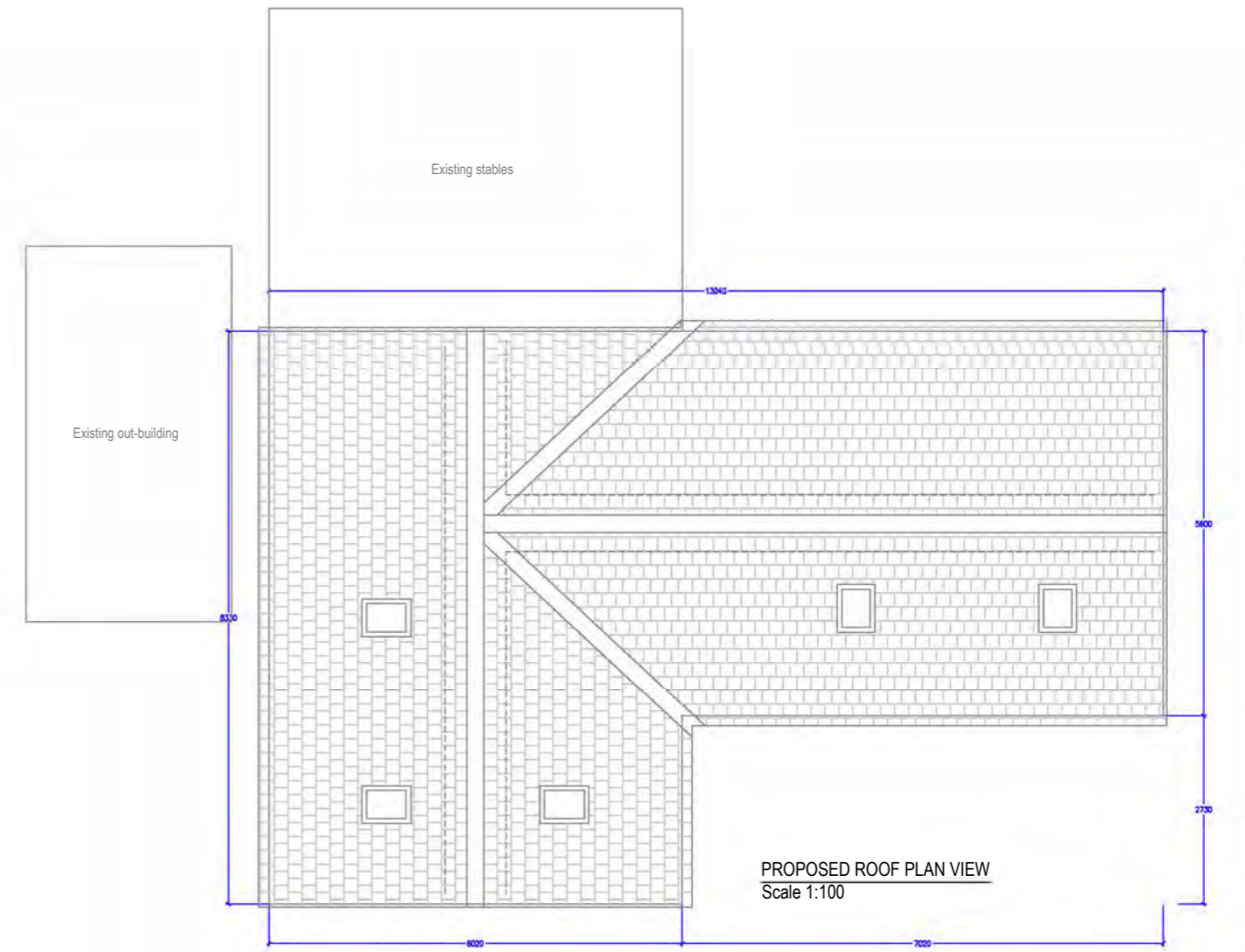
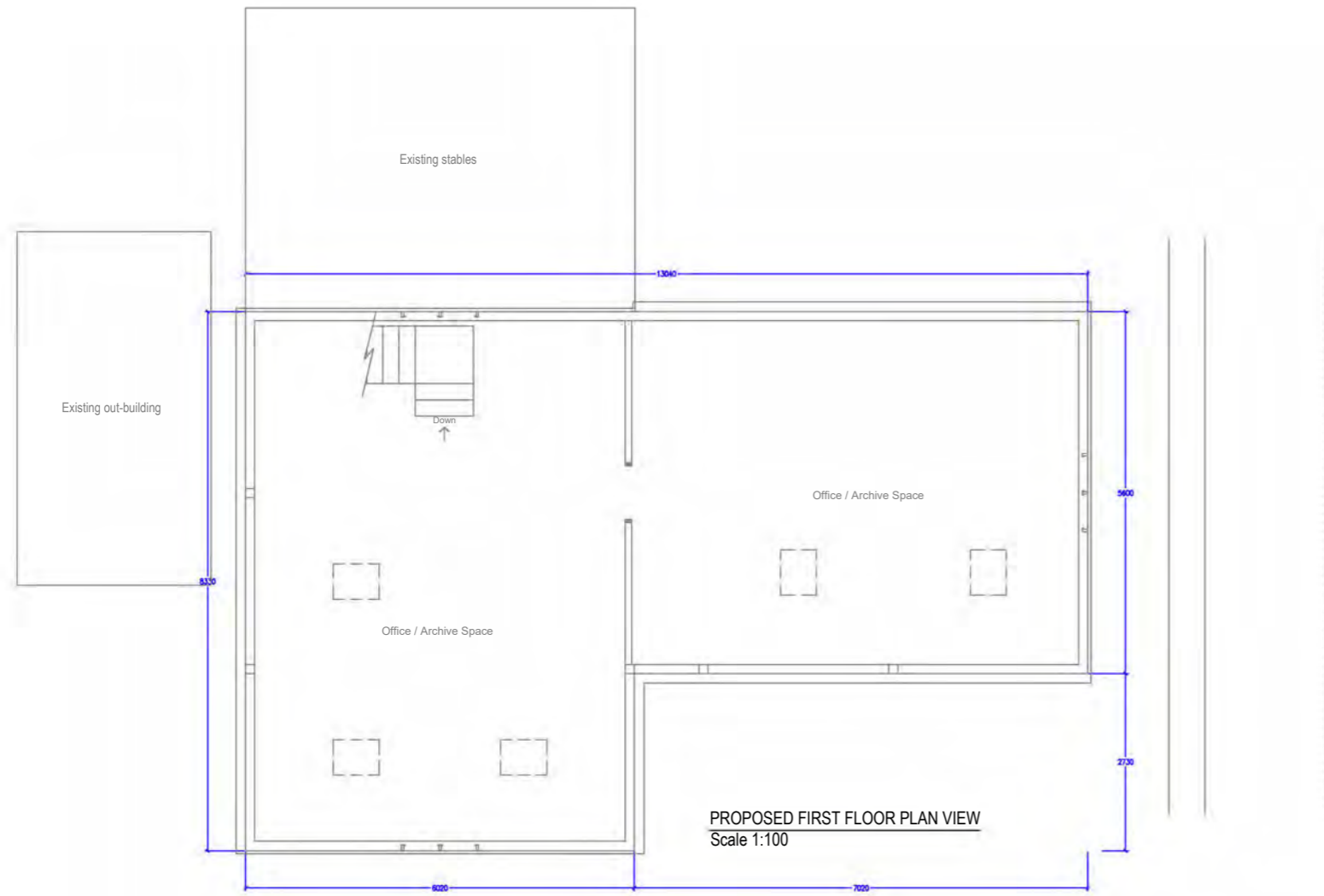
Christine,

I have just spoken to Cheryl regarding the above project and instructed her to take the lead on this one working closely with yourself, ensuring you both communicate to hopefully get this through the planning stage.

Could you please email direct to Cheryl the floor layout requested by the parks for her to look over.

Regards

Andrew



Existing Pool

NYMNPA
24/08/2020

REVISION	DATE	COMMENT
B	20.08.20	Amended to suit planners comments
A	19.03.20	Changed design to suit planners comments

client
Mr A Fiddler
Peony Bank Farm
Aislaby
Whitby
North Yorkshire
YO21 1SX

Drawing: Proposed Plans & Elevations		
scale: Varies@A2	dwg: 11623/04	rev: B
date: January '20		

David Salisbury
Bennett Road,
Isleport Business Park,
Highbridge, Somerset, TA9 4PW

**Town and Country Planning Act 1990
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for
Permission to Carry out Development**

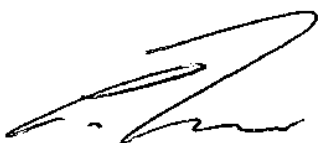
To Mr and Mrs Fiddler
c/o Cheryl Ward Planning
5 Valley View
Ampleforth
YO62 4DQ

The above named Authority being the Planning Authority for the purposes of your application validated 22 May 2020, in respect of **construction of two storey oak garage and home office following demolition of existing garages at Peony Bank Farm, Egton Road, Aislaby** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

- 1 The proposed development by reason of its scale, in footprint and height, overall massing, bulk and design would detract from the character and form of the original dwelling and its setting within the locality. The varying topography of the site, combined with the proposed height of the development, would result in a building that would be elevated above the existing dwelling and as such would not be clearly subservient to the original dwelling. As such the development is deemed to be contrary to Strategic Policy C and Policy CO17 of the NYM Authority's Adopted Policies and the advice contained within Part 2, Sections 2 and 3.7 of the Authority's adopted Design Guide.

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

Negotiations have taken place with the aim of making changes to ensure the proposal complies with the relevant policies of the Development Plan/delivers a sustainable form of development as set out in the National Planning Policy Framework, though unfortunately such changes were not implemented/accepted.



Mr C M France
Director of Planning

Date 28 August 2020

Please Note your Rights of Appeal are attached to this Decision Notice

Rights of Appeal

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for householder development, they may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990. As this is a decision to refuse planning permission for a householder application, if you want to appeal against your Local Planning Authority's decision then you must do so within 12 weeks of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the county/district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Note: If an aggrieved applicant wishes to exercise their right of appeal as above mentioned, they should do so using a form which you can get from the Secretary of State at:

Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN
(Tel: 0303 444 00 00) or online at www.planningportal.gov.uk/planning/appeals

Notes

1. Please note, only the applicant possesses the right of appeal.
2. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice.
3. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

North York Moors National Park Authority

Ward: Scarborough Borough Council (North)
Parish: Egton

App No. NYM/2020/0346/FL
NYM/2020/0346/FL

Proposal: construction of two storey oak garage and home office following demolition of existing garages

Location: Peony Bank Farm, Egton Road, Aislaby,

Applicant: Mr and Mrs Fiddler,
Peony Bank Farm, Egton Road, Aislaby, Whitby, YO21 1SX

Agent: Cheryl Ward Planning,
5 Valley View, Ampleforth, YO62 4DQ

Date for Decision: 17/07/2020

Extended to: 28/08/2020 **Grid Ref:** 484301
508071

Director of Planning's Recommendation

Consultations

Highways – No objections – 16 June 2020

Site Notice/Advertisement Expiry Date – 17 July 2020

Refusal for the following reason(s):

- 1 The proposed development by reason of its scale, in footprint and height, overall massing, bulk and design would detract from the character and form of the original dwelling and its setting within the locality. The varying topography of the site, combined with the proposed height of the development, would result in a building that would be elevated above the existing dwelling and as such would not be clearly subservient to the original dwelling. As such the development is deemed to be contrary to Strategic Policy C and Policy CO17 of the NYM Authority's Adopted Policies and the advice contained within Part 2, Sections 2 and 3.7 of the Authority's adopted Design Guide.

Application Number: NYM/2020/0346/FL





Application Number: NYM/2020/0346/FL



Background

Peony Bank Farm backs onto dense woodland and sits within a large curtilage. The two storey dwelling is of stone and pantile construction across split levels, with an existing conservatory on the west elevation and numerous garages and sheds to the east.

The property has a limited planning history with one certificate of lawfulness in respect of non-compliance with agricultural occupancy condition on permission 6/4/2683A for in excess of 10 years and three previous planning applications. Planning application 40320155 relates to a timber double garage which is still present on site. The applicants applied for planning permission in 2020 for the demolition of the existing conservatory and construction of a replacement orangery/conservatory on the west elevation, which was subsequently approved.

This application relates to the construction of a two storey garage and home office building. The proposed building is 5.93m in height, 13m deep and just over 8m in width. It is proposed that the building would be constructed of an oak framed structure with larch cladding over a brick/stone plinth.

Application Number: NYM/2020/0346/FL

Relevant Policy

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. Any proposed outbuildings should be clearly subservient and should be required for purposes incidental to the residential use of the main dwelling. The policy also states that the development should reflect the principles outlined in the Authority's 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.

Main Issues

The scheme for the two storey garage/home office submitted under this application was also submitted under a previous application (NYM/2020/0062/FL). The agent/applicant was advised under the previous application that that the height of the replacement garage should be reduced significantly and that domestic features, such as the first floor gable window, would be unlikely to receive favourable consideration and should be omitted from the plans. No amended plans were submitted and instead the proposed building was withdrawn from the application.

The current application was subsequently submitted proposing an identical scheme to that withdrawn from the previous application. As with NYM/2020/0062/FL the agent/applicant was again advised that the building would be recommended for refusal unless the previously discussed amendments were made. The applicant was then advised more specifically that a reduction in height of the right hand element of the building (when looking at the labelled 'front elevation') above the garage door, would improve the subservience substantially resulting in a scheme more likely to be given favourable consideration. Again the applicant/agent confirmed that they were unwilling to make any of the suggested amendments.

The agent/applicants have explained that they believe the proposed two storey garage/home office would be a visual enhancement on the existing buildings on the site. In the immediate area of proposed development there are two garages/domestic outbuildings of similar size and height, together with a smaller structure to the north of the two larger buildings. Of the three outbuildings present, only one has consent.

Application Number: NYM/2020/0346/FL

It is believed based on the plans submitted that the applicants intend to retain the smaller building to the north and a section of one of the larger sheds to rear of the proposed building, however this is not clear as their supporting statement claims that the two garages will be removed. It is therefore unclear as to why part of this building is shown on the proposed plans.

The existing double bay garage was approved in 1992 but it is unknown when the second similar sized structure was erected; it had been in situ for some time at the point of the application for the double garage. It is acknowledged that the existing garages/outbuildings are of poor quality construction and design. However, whilst they are not reflective of the local vernacular and are of poor construction, they do meet many of the requirements in terms of scale and massing as set out in Part 2 of the Authority's Design Guide. The buildings are low level and therefore do not obstruct the wider views and do not detract from the character or form of the main dwelling. The proposed structure is twice the height of the existing buildings.

Part 2 of the Authority's Design Guide relates to extensions and alterations to dwellings. Section 3.7 of Part 2 of the Design Guide relates more specifically to garages and other outbuildings. The Design Guide highlights that garages are a relatively recent innovation and therefore require careful consideration in terms of siting and design so as not to spoil the character or setting of the main dwelling. The guidance states that garages should be subservient to the main building and should be simple and functional in form. Outbuildings should be clearly ancillary to the main dwelling and should be located in unobtrusive positions in respect of the main dwelling and the surrounding landscape.

It is appreciated that the site is relatively well screened and fairly isolated, preventing an impact on wider views of the development, however the proposals must be assessed in respect of their immediate surroundings also and the relationship with the main dwelling. The site is noticeably sloped with the property sat on split levels. The proposed two storey garage/home office is sat to the north east of the property and whilst stepped back, the development sits at an elevated position. It is not considered that a proposed height of 5.93m combined with the existing topography would result in a building that was clearly subservient to the main dwelling. Furthermore with a depth of just over 13m and a width of 8.5m the building is undoubtedly a considerable size and would visibly appear as such. Policy CO17 clearly states that any new outbuildings should be proportionate in size and clearly subservient to the main dwelling; it is not considered that the proposed development meets this requirement of the policy. Nor does it adhere to the policy requirements in that the proposed development should not detract from the character and form of the original dwelling or its setting in the landscape in terms of scale and height.

The proposals clearly make an effort to produce a building that attempts to reflect and sympathise with the local vernacular by using a timber structure, cladding and a stone/brick plinth, however details such as the double doors at first floor level on the most prominent elevation let the design down.

Application Number: NYM/2020/0346/FL

Elements such as the first floor French doors and the multiple rooflights make the building look overly domestic, reading more like residential/annex accommodation rather than a garage/office space. It is considered that, for the purposes proposed, the size of the overall building is excessive and fails to fully consider the Authority's adopted policies or Design Guides.

Ultimately, the Authority is not against a replacement garage in principle; however the Authority is unable to support a building of such considerable size for the purpose of a garage and home office at the detriment of the main dwelling.

In view of the above, the application is recommended for refusal.

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

Negotiations have taken place with the aim of making changes to ensure the proposal complies with the relevant policies of the Development Plan/delivers a sustainable form of development as set out in the National Planning Policy Framework, though unfortunately such changes were not implemented/accepted.

Any other conditions you regard as necessary.

1. The development hereby permitted shall be used as a home office and 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. The building will remain part of the curtilage of the main dwelling known as Peony Bank Farm to form a single planning unit.

Reason - 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 NYM Core Policies B and J and would be likely to adversely affect the amenities of existing and future occupiers of the site.

2. 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.

Reason - In order to comply with the provisions of NYM Core Policy A 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.

3. The roof tiles utilised in carrying out the development hereby permitted shall match those of the main dwelling unless otherwise agreed in writing with the Local Planning Authority.

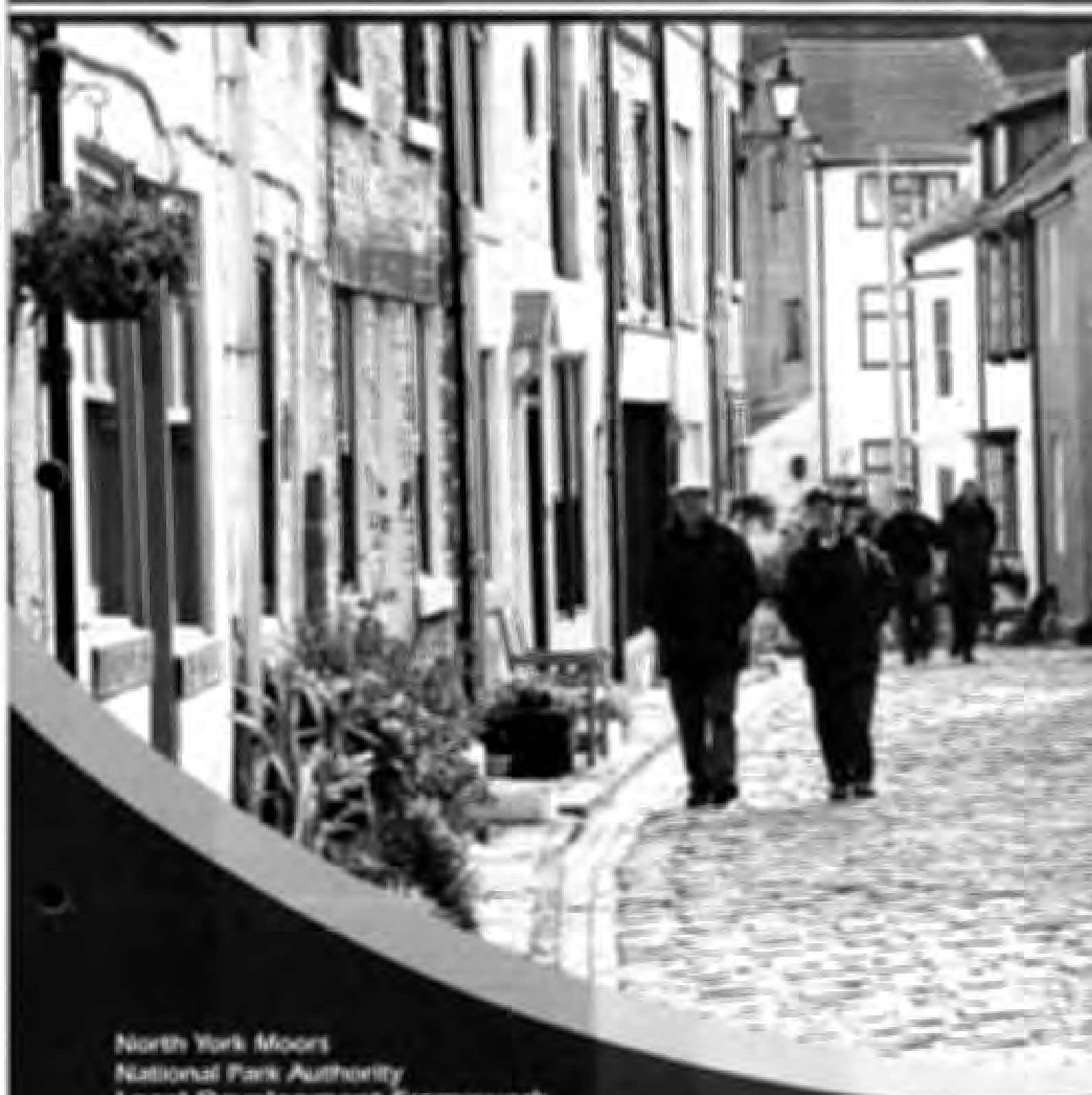
Reason - For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan NYM Core Policy A and NYM Development Policy 3 which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

4. The external timber cladding of the building hereby approved shall left to weather naturally and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason - For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan NYM Core Policy A and NYM Development Policy 3 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.

5. 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.

Reason - For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan NYM Core Policy A and NYM Development Policy 3 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.



North York Moors
National Park Authority
Local Development Framework

Core Strategy and Development Policies

November 2008



Application No: NYM/2020/0346/FL

PROPOSED DEVELOPMENT

Parish: Egton
 Applicant: Mr & Mrs Fiddler
 Development: Construction of two storey oak garage and home office following demolition of existing garages
 At: Peony Bank Farm, Egton Road, Aislaby
 Grid Ref: 484301, 508071
 Road class: U

DEVELOPMENT PLAN POLICIES / SCREENING OPINION

Relevant RSS/EU Dirs/HRA:
 Core/Development Policies: DP3 DP19
 NMD/Bat/Structural/Tree Survey/FRA/Ag Workers Report

Departure: No
 EIA Schedule 1/Schedule 2: No
 Brownfield/Greenfield/Agr conversion/Non-Agr conversion:
 More than 5 houses or 200 sqm? No

SITE NOTICE / ADVERTISEMENT

Site Notice Required: Yes Date Posted: Expiry Date:
 Advertisement Required: No Paper & Date Posted: n/a Expiry Date: n/a

PROCEDURE

Date of Receipt: 22 May 2020
 Date of Validation: 22 May 2020
DATE FOR DECISION: 17 July 2020

DoE Code: 21
 Major Application: No 13 wks
 EIA: No 16 wks

CONSTRAINTS

Flood plain: **Zone 1**
 PROW: -
 Conservation Area: -
 Listed Building: - Grade: -
 TPO/Hedgerow: -.

Monuments, PSR, CSAC, Section 3 Coast, SAC, SSSI (impact), Ant Mons, Nat Trust, Article 4, RAF (10.5), SPA, Section 3 Woodland, Section 3 Moorland, Historic P&G, Registered Common Land, Mining Hazards, Heritage Coast, Ancient Woodland, Dev't low risk (coal referral), Dev't high risk (coal consultation)

County Matter: No
 If Schedule 2, is statement required NA
 Net change to no. of dwellings:
 10% Renewables: Not Required

CONSULTATIONS

CONSULTATIONS	Date consulted	Reply by	Re-consulted	Reply by	In the Authority's opinion would the development - affect the setting or appearance of a Conservation Area?
Parish	29/05/2020	19/06/2020			NA
Highways	29/05/2020	19/06/2020			If 'NO' give a reason why.....
Cons	29/05/2020	19/06/2020		
NE	29/05/2020	19/06/2020			Affect a Listed Building
					NA
					If 'NO' give a reason why.....
				
					Affect the setting of a Listed Building?
					NA
					If 'NO' why.....
				
					Affect a Public Right of Way?
					NA
					If 'NO' why.....
				

1. Forms Correct Signed Complete Dated Complete
2. Certs Complete Ag Holding Complete
3. Amount of fee due £206 Fee paid £206 Balance due (i)
 Site Area
 (ii) Floor Area
4. Location Plan Correct Scale ↑ Yes
 (i) Red Line Yes (ii) Blue Line No
5. Plans (i) Existing **Floor Plan, Elevation**

.....
 (ii) Proposed **Floor Plan, Elevation, Block Plan**

.....
 (iii) Existing + Proposed

.....
 (iv) Others

.....
Documents

- Bat Scoping Survey No
- Structural Survey No
- Design and Access Statement Yes
- Heritage Statement No
- Flood Risk Assessment No
- Agricultural Assessment No
- Environmental Statement No
- Tree Survey No
- Non Mains Drainage Not Required

6. Development description **See M3**

7. Additional Documentation Required.....

8. The application is:

- Complete - commence processing/consultations Yes
- Incomplete but - commence processing/consultations (can't redate) No
- So incomplete it is unfit, send Pre-Reg Ack letter and hold No

Checked by (Planning Admin) Mrs Justine Strickland **Date:** 26/05/2020

Checked by (Planning Team Leader) Mrs Hilary Saunders **Date:** 26/05/2020

9. The application has been registered by: (Please select) **Date:** / /

North York Moors National Park Authority



The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 772700
Email: general@northyorkmoors.org.uk
Planning enquiries: planning@northyorkmoors.org.uk
www.northyorkmoors.org.uk

Egton Parish Council
c/o Mrs Christine Harrison
Rowena
Egton
Whitby
YO21 1TS
Via Email

Your ref: NYM/2020/0346/FL
Our ref: APP/W9500/D/20/3263621
Date: 11 January 2021

This matter is being dealt with by: Miss Megan O'Mara

Dear Sir/Madam

Land at: Peony Bank Farm, Egton Road, Aislaby

Proposed development: construction of two storey oak garage and home office following demolition of existing garages

Appeal reference(s): APP/W9500/D/20/3263621

Appeal starting date: 11/01/2021

Appellant(s) name: Mr and Mrs Fiddler

Following the Government's announcement of new national restrictions (4 January 2021) the office in Helmsley will remain closed however reception staff will be available to answer telephone calls remotely during normal office hours and will periodically visit the office to collect mail. We will continue to provide an effective planning service; however Officers will be unable to meet directly to offer advice, although site visits for applications and enforcement purposes will still be undertaken, with safeguards in place.

An appeal has been made to the Secretary of State in respect of the above site. The appeal follows the refusal of planning permission by this Planning Authority. A copy of the appeal documentation can be seen at, or obtained from, The Old Vicarage, Bondgate, Helmsley and is available to view on the Planning Explorer section of the Authority's website under the application reference number.

Continued.../



Our Ref:

2

Date: 11 January 2021

This appeal is to be dealt with on the basis of the fast track householder procedure as set out in Part 1 of the Town and Country Planning (Appeals) (Written Representations Procedure) (England) Regulations 2009. This procedure involves the submission of an appeal form by the appellant and the Director of Planning's Report on behalf of the Local Planning Authority. No further submissions are required. The Inspector will visit the site unaccompanied.

Any comments already made following the original application for planning permission (unless they are expressly confidential) will be forwarded to the Department and copied to the appellant and will be taken into account by the Inspector in deciding the appeal. There is no further opportunity for additional comments to be made by third parties, however, should you wish to withdraw any representations you have already made you should write direct to the Planning Inspectorate, 3D Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN.

The Planning Inspectorate will not acknowledge your letter however; they will ensure that it is passed on to the Inspector dealing with the appeal. Once decided a copy of the appeal decision will be published on the Planning Explorer section of the Authority's website under the application reference number and Planning Portal website <https://www.gov.uk/appeal-planning-inspectorate>. Guidance on the appeal process can be found on the Planning Portal website <https://www.gov.uk/government/collections/taking-part-in-a-planning-listed-building-or-enforcement-appeal>.

Should you have any further questions, please do not hesitate to contact the Authority.

Yours faithfully

Mark Hill

Mr M Hill
Head of Development Management



Planning Notice

Notice under Article 15 of the Town and Country Planning (Development Management Procedure) Order 2015

Application Number NYM/2020/0346/FL

Applicant Mr and Mrs Fiddler

Site Address Peony Bank Farm, Egton Road, Aislaby

Proposal Construction of two storey oak garage and home office following demolition of existing garages

Members of the public may inspect the electronic application(s), including plans on the Authority's website www.northyorkmoors.org.uk. You are advised to inspect the plans carefully to assess any impact on you as the description can only cover the main parts of the development. Any comments on the application(s) should be sent to the address below within 21 days of the date of this advertisement, quoting the application reference number. Comments may also be submitted using the online form on the Authority's website. If you have any queries on the application(s) please contact the National Park Office.

In response to the Government's recent instruction to cease all non-essential travel following the Coronavirus (COVID-19) outbreak, the North York Moors National Park Authority office is closed. We are operating a much reduced and electronic planning service as such we are only able to receive correspondence by email to planning@northyorkmoors.org.uk.

Under the provisions of the Freedom of Information, Access to Information and Environmental Information Acts any comments received are available for public inspection. They will also be forwarded to the Secretary of State for Communities and Local Government in the event of an appeal. If you do not wish your views to be treated in this way please make this clear in your reply.

Please note that where the consultation period extends over a Bank Holiday an additional day is given for each Bank Holiday that falls within this period.

Mr C M France
Director of Planning
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York, YO62 5BP

website: www.northyorkmoors.org.uk
email: planning@northyorkmoors.org.uk
tel: 01439 772700

Date of Notice:

This notice may be removed 21 days after the above date.

Development Policy 3 – Design

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

1. The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.
2. The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.
3. A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.
4. Provision is made for adequate storage and waste management facilities.
5. Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.
6. A satisfactory landscaping scheme forms an integral part of the proposal.
7. The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.

Applicants should refer to:

- Design Guide Supplementary Planning Document
- Secured by Design
- Safer Places: The Planning System and Crime Prevention
- Code for Sustainable Homes

- 7.5 New development should respect existing settlement character, patterns and layouts and the principles of traditional building design in order to ensure that the character and local distinctiveness of the built environment is maintained and the landscape of the Park conserved and enhanced. Most development in the smaller settlements has taken place on infill plots and whilst this will still be permitted under the housing policies, some 'gap' sites may not be suitable for development where they contribute to the amenity, form and character of the settlement.

- 7.6 It is important to recognise that new development today represents the cultural heritage of future generations. It should always be of the highest quality and should demonstrate the use of good quality and sustainable design and the Design Guide provides more guidance to help achieve this. The Authority does not wish to simply to replicate the past and stifle innovation or originality. Support will be given to proposals of a more contemporary, modern design where they promote and reinforce local distinctiveness and seek to add variety and interest to the Park's cultural heritage by enhancing and enriching it over time.
- 7.7 The safety and security of potential users of new development are an important consideration which should be taken into account at an early stage in the design process. Incorporating features that address this issue will help to contribute to a high quality and safe environment for all.
- 7.8 In order to encourage a choice in modes of travel within and around the Park alternative modes of transport to the private car should also be considered, particularly when assessing an appropriate location for a development proposal. The accessibility needs of all potential users including the elderly, wheelchair users and those with children should be carefully considered in any proposed design or layout.
- 7.9 It is important to recognise that new development today represents the cultural heritage of future generations. The principles of sustainable design should therefore be applied including measures to reduce energy use and use of resources, the use of sustainable drainage systems and the incorporation of facilities for the sustainable management of waste. Development should facilitate the efficient use of natural resources in construction and make use of recycled materials, land and buildings wherever possible.
- 7.10 The Authority is working with communities to produce Village Design Statements which will be adopted by the Authority as Supplementary Planning Documents and these are included in the Local Development Scheme (September 2007).
- 7.11 A Design and Access Statement must accompany most planning applications in the Park. This should demonstrate how the principles of good design including those set out in this policy have been incorporated into the development and how the development will be accessed by all users.

Development Policy 19 - Householder Development

Proposals for development within the domestic curtilage of dwellings will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where:

1. The scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.
2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.
3. The development does not harm the amenities of adjoining occupiers by reason of noise and disturbance, smell or other adverse impact.
4. In the case of annexe accommodation, the development is ancillary to the main dwelling in terms of its scale and specification, in the case of new build it is physically attached to the main dwelling and in all cases the annexe will remain under the control of the occupier of the main dwelling.

Applicants should refer to:

- Design Guide Supplementary Planning Document

9.22 Extensions are often a convenient way of providing additional accommodation and new structures such as garages and sheds are often required for additional domestic storage. However, they should not adversely affect the character of the host building or wider landscape or the amenities of neighbouring residents. Proposals which incrementally extend small dwellings beyond their original size can have a detrimental impact on the character of the area and on the mix of dwelling types available in the Park. In designing an extension, applicants should consider the design, scale and materials of neighbouring buildings. Applicants are also encouraged to incorporate sustainable construction techniques where feasible. Where the building is Listed or located within a Conservation Area regard should also be had to Development Policies 4 and 5.

9.23 The extension of existing properties or conversion of adjacent outbuildings to form an annexe can often meet the changing accommodation needs of households. The design of the scheme should ensure that the accommodation is ancillary to the main building and commensurate with the accommodation needs of the household and retains sufficient amenity space. Any permissions will be subject to a condition preventing the annexe from being sold off separately from the main house.

9.24 There is increasing demand for buildings and facilities associated with the keeping of horses within domestic curtilages. Isolated stable buildings and associated fences and jumps in prominent locations can have an adverse impact on the special character and appearance of the Park. For this reason permission for new buildings associated with the keeping of horses for recreational purposes will only be supported where they are closely associated with the domestic curtilage.

North York Moors
National Park Authority
Local Development Framework

Core Strategy and
Development Policies

Adopted Copy 13th November 2008

For York
May 2008

List of those Notified

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Rowena
Egton
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Via Email

Natural England - Local Government Team
via email: [c](#)

Area Traffic Manager - Scarborough
NYCC - Area 3 Whitby
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