

# North York Moors National Park Authority

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Parish: Cloughton

App No: NYM/2020/0996/FL

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**Proposal:** alterations and construction of single and two storey extensions together with erection of shed

**Location:** Seagrove (formerly Little Pastures), Hood Lane, Cloughton

**Applicant:** Mr Don and Mrs Nina Everitt, Seagrove (formerly Little Pastures), Hood Lane, Cloughton, Scarborough, YO13 0AT

**Agent:** Mr John Blaymires, 56 Pasture Lane, Seamer, Scarborough, YO12 4QR

**Date for Decision:** 08 February 2021

**Extended to:**

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## 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. PLAN02 **Strict Accordance With the Plans/Specifications or Minor Variations**  
The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3. 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 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.
4. 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.
5. RSUO03 **Domestic Outbuildings - No Conversion to Accommodation - Outside Villages**  
The shed hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.

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**Informatives**

1. MISC **Bats**  
INF01 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. MISC **Birds**  
INF12 Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England <http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx>. Further information on wildlife legislation relating to birds can be found at [www.rspb.org.uk/images/WBATL\\_tcm9-132998.pdf](http://www.rspb.org.uk/images/WBATL_tcm9-132998.pdf).  
  
If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or [conservation@northyorkmoors.org.uk](mailto:conservation@northyorkmoors.org.uk).
3. INF00 Swift (*Apus apus*) populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website; <https://www.swift-conservation.org/> with additional swift box ideas from Action for Swifts; <http://actionforswifts.blogspot.com/search/label/nestbox%20design>

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**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. 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.
4. 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.
5. RSUO00 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.

**Consultations**

**Parish** - No objection.

**Highways** - No objection on the understanding that the current parking and vehicle access arrangements remain as existing.

**Site Notice Expiry Date** - 07 February 2021.



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**Background**

Seagrove (formerly Little Pastures) is a relatively modern property (c.1967) built on a sloping site on the south of Hood Lane which is approximately 1km north of the centre of the village of Cloughton. The property occupies a commanding position and is constructed as a split-level dwelling, appearing as a modest single storey dwelling when viewed from Hood Lane but at the rear, the property appears as a two storey dwelling overlooking its substantial gardens.

The property is constructed of narrow courses of stone under a flat profile concrete tile roof with miss-matched uPVC window designs, including multi-paned windows, bow windows and large plain glazed picture windows. Planning permission was granted in 1996 for the construction of a first floor extension over an existing flat roof garage to provide a new bathroom.

The current application proposes a two storey rear extension of flat roof design (extending 1.8metres from the existing rear elevation), a modest rear facing catslide dormer window in the upper roof slope, a single story side extension together with a garden shed positioned to the side of the property adjacent the western boundary.

The rear extension would serve to increase the sizes of the existing rooms as opposed to creating new accommodation and the side extension would provide a kitchen extension for use as a breakfast/dining room.

The application plans also provide details of a replacement roof material for the entire property (proposing a change to slimline grey concrete 'slate' tiles) and replacement windows throughout the property, removing the dated bow windows and front door arrangement to create an updated and more consistent appearance.

**Policy Context**

The relevant NYM Local Plan policies to consider with this application are Strategic Policy C (Quality and Design of Development) and Policy CO17 (Householder Development).

SPC relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Policy CO17 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.

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**Main Issues**

The main issues are considered to be whether the size, scale and design of the proposed alterations are acceptable in relation to the host property and its setting. The likely effect of the development upon neighbouring amenities is also a consideration.

The proposed side extension is considered to be of an acceptable size, scale and design in relation to the main dwelling. It would have a significantly lower ridge height and would be less than half the width of the main house frontage. Officers are therefore satisfied that the proposal reflects the advice contained within Part 2 of the adopted Design Guide.

The proposed rear extension is of modest proportions in relation to the host property and would replace an existing first floor projecting balcony which is welcomed. Although flat roof designs are not encouraged, it is considered in the context of the non-conservation area location, the existing design of the host property and its private setting, the small section of flat roof is acceptable. Furthermore, it is considered that the enhancements to the roof material and window arrangements at the property which are publically visible would off-set any perceived harm resulting from the flat roof design.

The proposed dormer window is of modest proportions and would not result in any unacceptable overlooking to neighbouring occupiers.

Finally, the proposed garden shed is considered to be of an acceptable size in relation to the large domestic curtilage serving the property and its simple ridge and gable design with openings in only one elevation is considered to be consistent with an ancillary garden building. It would be positioned adjacent the boundary with the neighbouring property but it is not considered to represent any impact upon residential amenities by reason of the substantial mature hedgerow boundary and its position adjacent the driveway serving the neighbouring property rather than being next to the private garden.

Having regard to the size of the extension in relation to the requirements of Local Plan Policy CO17 which limits new floorspace to 30% of the original dwelling; the floor area of the original dwelling is approximately 182 square metres. 30% of the existing floor area is approximately 54.6 square metres and existing extensions amount to approximately 10.5 square metres, leaving approximately 44 square metres available for further extensions. The proposed extensions have an approximate total of 40.5 square metres. Consequently, the proposed extension complies with this element of the policy.

The Parish Council has no objection to the proposal and the Highway Authority has offered no objection provided there is no change to the existing access arrangements. The proposed plans do not indicate any work to the existing access or parking areas and consequently, in view of the above, approval is 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 assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.