

North York Moors National Park Authority

Parish: Eskdaleside-Cum-Ugglebarnby

App No: NYM/2021/0100/FL

Proposal: alterations, construction of timber conservatory, porch, car port and log store, apex roofs to replace flat roofs to rear together with enlargement of existing garage

Location: 17 High View, Eskdaleside, Sleights,

Applicant: Mr and Mrs Lee Atkinson, 17 High View, Eskdaleside, Sleights, Whitby, North Yorkshire, YO22 5EP

Agent:

Date for Decision: 13 April 2021

Extended to: 27 April 2021

Consultations

Site Notice/Advertisement Expiry Date – 23 March 2021

Others –

Peter and Janet White of Woodlands View, 15 Eskdaleside, Sleights – Support – 9 March 2021 - The work will be an improvement and will not be detrimental to us in any way.

Paul & Julia Hill of 19 Eskdaleside, Sleights – No objection – 3 March 2021 - As neighbouring property owners we have viewed the plans and have no comments or concerns about the proposed developments.

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. TIME01 Standard Three Year Commencement Date
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

| Document Description | Document No. | Date Received |
|------------------------------|--------------|---------------|
| Amended Plans and Elevations | N/A | 12 April 2021 |
| Amended Car Port Details | N/A | 13 April 2021 |

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

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3. MATS01 Stone to be Approved
No work shall commence on the construction of the walls of the development hereby permitted until details of the stone, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development including for walling and dressings have been submitted to and approved in writing by the Local Planning Authority. The stone used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
4. MATS11 Render Details
No work shall commence on the construction of the walls of the development hereby permitted until details of the texture and paint colour of the render, 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. The rendering and painting shall be completed no later than one month after the development hereby permitted being first brought into use.
5. MATS13 Roof Tiles to Match Existing
The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
6. MATS00 The roof of the carport hereby permitted shall be pantile to match the roof of the main dwelling and existing garage. The roof of the carport shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
7. 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.
8. 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.
9. WPDR04 Withdrawal of PD Part 1 Class A - Extensions Only (insert)
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no extensions to 17 High View, Sleights shall take place without a further grant of planning permission being obtained from the Local Planning Authority.

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10. WPDR06 Withdrawal of PD Part 1 Class E - Outbuildings Only
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Classes E (or any order revoking and re-enacting that Order), no erection of domestic outbuildings shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
11. GACS07 External Lighting - Submit Details
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.

Informative(s)

1. MISCINFO
1 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. MISCINF1
2 Birds
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.

If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.

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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>

Reason(s) for Condition(s)

1. TIME01 To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. PLAN00 For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3. MATS00 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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. MATS00 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C which seek to ensure that building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
5. MATS00 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.
6. MATS00 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.
7. MATS00 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy 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.

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8. MATS00 For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy 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.
9. WPDR00 In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with Strategic Policies A and C of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development.
10. WPDR00 In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with Strategic Policies A and C of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development.
11. GACS00 In order to comply with the provisions of 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.



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**Background**

17 High View is a relatively modern property of brick and pantile construction. The property is not listed and is not located in a conservation area; the dwelling is situated adjacent to the border of the National Park.

This application seeks planning permission for various alterations and extensions to the main dwelling and existing garage, together with the construction of an oak framed car port. The alterations to the main dwelling include the addition of an oak framed porch, replacement of a flat roof with a pitched roof and an oak framed conservatory on the rear. The property is also to be rendered, with the existing garage also being rendered to match.

Relevant Policies

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.

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. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

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Main Issues

The original plans submitted with the application proposed a large oak framed porch which was considered to be inappropriate in terms of scale and design. As such the applicant was advised to reduce the overall size of the proposed porch and to simplify the design and roof structure. The rear extension also included an external chimney which is not reflective of the local vernacular. The applicant was therefore advised to reduce the overall height of the chimney and to replace the external chimney with an internal chimney. In addition, the proposed car port was considered fairly considerable in size and could result in the overdevelopment of the modest site. As such, the applicant submitted amended plans reducing the size of the proposed car port and agreed that pantiles would be used rather than shingle tiles in order to match the main dwelling and garage.

It is considered that following the recommended amendments, the proposed development is sympathetic to the original character and form of the dwelling and is unlikely to have a detrimental impact on the surrounding area. The property is not reflective of the local vernacular but the proposals are considered to be in accordance with the Authority's adopted policies and design guidance.

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

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including amendments to the porch, rear extension and carport, so as to deliver sustainable development.