

North York Moors National Park Authority

Parish: **Grosmont**

App No: **NYM/2021/0180/FL**

Proposal: construction of replacement single storey rear extension (retrospective)

Location: Applegarth, St Matthews Church, Grosmont

Applicant: Mr D Brownbridge
Applegarth, St Matthews Church, Grosmont, Whitby, YO22 5QW

Agent: BHD Partnership
FAO: Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB,

Date for Decision: 18 May /2021 **Extended to:**

Consultations

Parish –

Site Notice/Advertisement Expiry Date – 29 April 2021

Others –

Director of Planning's Recommendation

Approval subject to the following condition(s):

- 1 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
Application Form		06 April 2021
Location Plan		06 April 2021
Proposed Plans		06 April 2021
Photos of extension		08 April 2021

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- 2 Roof Tiles to Match Existing
The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
- 3 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.
- 4 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. Any lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.

Informative(s)

- 1 The work is in close proximity to the river Murk Esk, at a key spawning site for Atlantic salmon, a priority species. Spawning sites can be lost if sediment washed into the river settles on the gravel beds they depend on. Any works within 10m of the cliff top must be conducted with care to minimise the risk of sediment falling or being washed into the Murk Esk. Any piles of soil, rubble or other loose materials should be stored as far from the cliff top as possible, and covered over during rainfall events to prevent sediment being washed into the river. When working close to the cliff top or on the cliff side, sediment fencing should be used to slow and capture sediment to minimise impacts. Such fencing should only be removed once the ground conditions have stabilised and further movement of soil, even during heavy rain, is unlikely.

Reason(s) for Condition(s)

- 1 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.
- 2 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.
- 3 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.
- 4 In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.

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Background

Applegarth is a detached two storey stone and slate property located on the bank of the river Murk Esk to the north of St Matthew's Church. The property is traditional in appearance and can be viewed from the PROW that runs to the west of the site.

There is no planning history for the site. This application seeks planning permission for the erection of a single storey rear extension in the location of a previous structure.

Main Issues

The most relevant policies contained within the NYM Local Plan to consider with this application are Strategic Policy C (Design) and Policy CO17 (Householder Development).

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park by requiring that developments are of a high quality design and incorporate good quality materials and do not have an adverse impact upon the amenities of adjoining occupiers. Furthermore, the scale, height, massing and form of the proposal should be compatible with surrounding buildings.

CO17 states that development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will be permitted where among other things, the 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 and does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

Following a landslip on the bank of the river Murk Esk, a rendered single storey extension on the rear of Applegarth was damaged and subsequently demolished. This application seeks to erect a replacement extension. The extension requires planning permission as the external materials used would not be similar in appearance to the external materials used in the construction of the main house.

On visiting the property, it became clear that the extension had already been constructed in reclaimed brick under a slate roof. The extension comprises a small cupboard and log store with a lean-to roof and extends from the rear of the property by 2.4 metres but has a width of only 1.4 metres rather than 2.4 metres like the previous structure. The extension has an overall height of 3 metres which is circa 0.5 metres lower than the dual pitched roof of the adjacent rear extension. While the development has not been completed in materials that match the stone of the main dwelling, the use of reclaimed brick is considered to reflect the ancillary nature of the store and therefore does not detract from the character of the original dwelling. Furthermore, the design of the extension is considered to be an improvement on the previous structure which was rendered with a translucent sheet roof. The development is considered to be of an appropriate form, scale and design and would have no adverse impacts on the amenity levels of the existing or neighbouring dwelling.

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For the reasons outlined above this application is recommended for approval.

Pre-commencement Conditions

N/A

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.