

# North York Moors National Park Authority

Parish: Glaisdale

App No: NYM/2021/0266/FL

**Proposal:** alterations, construction of replacement single storey side extension and replacement detached garage

**Location:** Wind Hill House, Glaisdale,

**Applicant:** Mr & Mrs Charlie & Anne Russell  
Wind Hill House , Glaisdale, Whitby, YO21 2QY

**Agent:** AL Partnership  
foa: Mr Anthony Clarke, 2 Trafalgar Terrace, Redcar, TS10 1QQ,

**Date for Decision:** 04/06/2021

**Extended to:**

## 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
Proposed Location Plan	Stanfords	09 April 2021
Proposed Garden Room & Garage (Plans)	CR/001	09 April 2021
Proposed Garden Room & Garage (Elevations)	CR/002	09 April 2021

  
or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. MATS04 Stonework and Roofing Tiles to Match  
All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
4. 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 the property shall take place without a further grant of planning permission being obtained from the Local Planning Authority.

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**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.

**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.        PLAN01        For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the NYM Local Plan, which seek to conserve and enhance the special qualities of the NYM National Park.
3.        MATS01        For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the NYM Local Plan 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.        WPDR01        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.

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## **Consultations**

**Parish –**

**Site Notice Expiry Date – 18 May 2021**



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**Background**

This application relates to the replacement and slight increase in size of a single storey side extension and the construction of a replacement 3 bay garage at Wind Hill, Glaisdale, a traditional stone and pantile farmhouse located at the edge of the road just to the West of the village of Glaisdale.

The property has been extended to the rear in the past and also has a range of timber stables located to the east of the access driveway. This application now seeks approval for the replacement of a narrow leanto extension to the east side of the main house as this is now subsiding and coming away from the main house. In replacing this long standing leanto extension (pre 1948) the design will be amended to a pitched roof design thereby allowing the foot print to be extended by 1.8m, thereby creating a more usable room.

This application also seeks approval for the removal of an existing timber and asbestos garage building and replacement with a similar sized 3 bay garage constructed of stone and tiles with roller shutter doors. The garage will face away from the road and is set at a slightly lower level than the main house but will be connected to the house by a short section of stone walling to maintain privacy in the rear yard of the dwelling.

The agent has provided details of the floor areas of the existing house and existing extensions which already exceed the 30% allowed under the new Local Plan policy. The leanto extension to be removed would be classed as part of the original dwelling due to its age and therefore actual increased floor area is only 10.92sqm which could be argued to be minimal in comparison to the size of the original dwelling which has a floor area of 213.6sqm.

**Main Issues**

A proposal for both a domestic extension and domestic outbuilding would be considered against Policy CO17 - Householder Development of the NYM Local Plan.

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 only be permitted where:

1. The scale, height, form, position and design of the new development do 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; and
3. The development reflects the principles outlined in the Authority's Design Guide.

In the case of extensions and alterations to the existing dwelling, the following criteria must also be met:

- a) Any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension; and
- b) The design and detailing should complement the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling.

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Where permission is granted, future extensions may be controlled by the removal of permitted development rights.

In the case of existing outbuildings and the development of new outbuildings, the following criteria must also be met:

- i. The outbuilding should be required for purposes incidental to the residential use of the main dwelling;
- ii. Any new or extended outbuilding should be proportionate in size and clearly subservient to the main dwelling;
- iii. New outbuildings should be located in close proximity to existing buildings;

Both the proposed extension and 3 bay garage will be constructed of materials to match that of the existing farmhouse and their scale and massing will be commensurate with the setting and can be accommodated without having an adverse impact on both the host and neighbouring properties.

Whilst the size of the extension is slightly larger than that which would be allowed under the new local plan policy due to the size of an existing extension allowed under the previous local plan policy, the increase in footprint is minimal to allow better proportioned room following the rebuilding. The scale is appropriate to the main house and therefore in this instance approval is therefore recommended.

**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.