

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0230/NM

Development description: non material amendment to planning approval NYM/2018/0526/FL to allow an increase in eaves height and rendering of garage to be used as additional living accommodation

Site address: The Bank House, Front Street, Grosmont

Parish: Grosmont

Case officer: Miss Megan O'Mara

Director of Planning's recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text									
1	PLAN03	<p>Non Material Condition</p> <p>The development hereby approved shall only be carried out in accordance with the specific amendments to the raised eaves height and render of the building as shown on the following document(s):</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Floor plans, Section and Elevations</td><td>P101 Rev A</td><td>21 May 2021</td></tr><tr><td>Email Regarding Proposed Render</td><td>N/A</td><td>8 June 2021</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2018/0526/FL.</p>	Document Description	Document No.	Date Received	Floor plans, Section and Elevations	P101 Rev A	21 May 2021	Email Regarding Proposed Render	N/A	8 June 2021
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Floor plans, Section and Elevations	P101 Rev A	21 May 2021									
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Document title

Consultation responses

Parish:

- Request by Chair Colin Williamson on 11 May 2021 for additional information – comments that overall height should be reduced.
- Request for further details on 22 May 2021. Additional information was provided but the Parish Council provided no further comments.

Third party responses

Occupiers of Temperance House, Grosmont - 10 May 2021 – as the immediate neighbours of the development site they explain that the development has caused them devastation in the last year. The timber trusses in place tower above existing buildings and change the view of the village.



This photograph shows the east elevation of the development site. Work has commenced on the roof prior to the application being submitted to the Authority.

Background

The Bank House is a mid-terrace property of stone under slate construction located on the north side of Front Street in Grosmont, close to the centre of the village at the level crossing. The terrace is on moderately steeply sloping ground so the properties are stepped to accommodate the changing levels. Although the property is consistent in terms of local building materials the properties vary in design and some houses have been fitted with uPVC windows.

The rear of the property is accessed further up the street at the eastern end of the terrace. This area is fairly typical for terraced properties comprising gables rear extensions, small service yards, ad hoc car parking and some utilitarian outbuildings and garages. The property does not have any recognised garden or curtilage area but instead has a fairly substantial brick building garage occupying a split level site. Planning permission was granted in 2018 to convert this garage into additional living accommodation; permission was also granted to construct a link between the main dwelling and the garage.

This non-material amendment application seeks to amend the eaves height of the converted garage. This application also seeks to allow for a rendered finish to the building due to issues with matching the existing brick.

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.

Main issues

This non-material amendment application seeks to raise the eaves height of the existing structure to allow for additional head room. The internal floor levels have been raised due to issues caused by damp in the building and as such the additional headroom is required at first floor level. The eaves height is to be raised by roughly 300mm; originally the applicant proposed an increase in the ridge height of the building. Works had commenced on raising the roof height prior to the application being submitted and new timber trusses were in place when a site visit was conducted. The applicant was advised that the increased ridge height could not be supported as the new height meant that the roof structure was visible from wider view points within Grosmont. The applicant subsequently submitted revised plans reducing the ridge height back to its original height and instead raising the eaves.

In addition to the amendment to the roof structure, the applicant is also seeking permission to add render to the exterior walls of the converted garage. The applicant has explained that there are large areas of brick in poor condition and need replacing entirely. The applicant states that it has been difficult to match the historic brick and as such rendering the building would be the most sensible option. Initially the applicant suggested a brick red render, however following discussions with the Authority it was suggested that a stone grey would be more appropriate within the surrounding context.

Overall, it is considered that the proposed amendments to the development are unlikely to be harmful to the host building or the surrounding area. Therefore, 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 reduction in ridge height and amended render colour, so as to deliver sustainable development.