

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0399/NM

Development description: non material amendment to planning approval NYM/2020/0641/FL to allow alterations to size and design of the proposed garage/workshop

Site address: Jubilee House, Hall Farm Road, Low Hawsker

Parish: Hawsker-Cum-Stainsacre

Case officer: Miss Helen Webster

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 amendment(s) to allow alterations to size and design of the proposed garage/workshop 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>Proposed elevations</td><td>N/A</td><td>20 May 2021</td></tr></tbody></table> <p>(Radnor Oak Buildings)</p> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2020/0641/FL.</p>	Document Description	Document No.	Date Received	Proposed elevations	N/A	20 May 2021
Document Description	Document No.	Date Received						
Proposed elevations	N/A	20 May 2021						

Consultation responses

Parish:

Highways:

Document title

Third party responses

None

Publicity expiration

Advertisement/site notice expiry date: N/A.



Background

Jubilee House is a traditional end of terrace house located towards the western end of the village of Low Hawsker. Vehicular access leading to a gravelled parking area is provided at the side with a modest garden beyond. At the rear of the garden, adjacent to the boundary with the unattached neighbour to the east is a dilapidated timber clad workshop building which is very dark stained/painted under a corrugated roof. To the front of the building is a non-native tree which is growing in very close proximity to the building.

Planning permission was granted in October 2020 for the construction of a replacement garage building with studio space above. The replacement building was approved on the same footprint but with a larger floor area, constructed of a mixture of natural stone (as corner pillars) with timber clad blockwork elevations under a natural pantile roof. The building was of single storey design but has a higher ridge than the existing building to allow a first floor to be constructed to provide a workshop/craft/hobby space. The building was be orientated with the gable facing the road (as existing).

The proposed construction costs of the approved building do not make it a viable project and consequently, the applicant has sought an amended design. This application proposes a small variation to the approved design but the nature of the proposal and the function it provides remains as approved.

The revised plans show the building to be in the same location and with the same ridge height but smaller in floor area to the extant approval. Repositioning the staircase to an external feature to the rear gable (south) elevation leading to a half glazed personnel door at first floor allows a reduced floor area. The revised proposal is for a wholly timber construction (with the exception of a stone plinth) meaning that the stone pillars have been removed from the scheme. The front (west) elevation is characterised by a half glazed personnel door, a twin-sash casement window and a pair of side hung garage doors with two rooflights above. The road facing gable is to be fitted with a twin-sash casement window but the rear elevation and roofslope facing the neighbouring boundary is completely blank.

Main issues

Planning permission has already been granted for a replacement garage/workshop building has already been granted and is extant. The principle of the proposal has therefore already been established and the main issues therefore are considered to be whether the proposed amendments to the design and materials are acceptable in accordance with the relevant policies.

The relevant policies contained within the NYM Local Plan are Strategic Policy C (Quality and Design of Development) and CO17 (Householder Development).

SPC 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 to be of an appropriate and subservient nature to the host property and respectful to neighbouring amenity. Having regard to new outbuildings; proposals must be for purposes incidental to the main house; subservient in size; and located in close proximity to existing buildings.

The proposed amendments, in particular the reduced footprint and use of timber throughout are considered to be acceptable and a closer match to the existing building. The amendments reinforce a sense of subservience through the use of lightweight materials and smaller mass. The amended proposal is not considered to result in any unacceptable neighbour impact by reason of the absence of openings on the boundary elevation.

Although it is acknowledged that the existing building is clad in vertical timber, the extant approval permitted horizontal cladding and may still be implemented. At pre-application stage, Officers recommended a revision to the direction of cladding in order to achieve a further enhancement to reflect the local vernacular. However, the application has been submitted retaining the horizontal cladding as approved.

The amended design and materials of the approved building are considered to represent a modest enhancement to the scheme and ensures the building remains compatible with the host property and wider setting in accordance with the above policies.

No representations have been received in connection with the proposal and therefore, 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.