

North York Moors National Park Authority

Delegated decision report

Application number

NYM/2021/0313/FL

Development description

construction of triple garage/storage building with play room above

Site address

Rockwood Farm, Gowland Lane, Scarborough,

Parish

Cloughton

Case officer

Mrs J Bastow

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text									
1	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.									
2	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="0"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Proposed site/roof plan</td> <td>21/05 02</td> <td>21 Apr 2021</td> </tr> <tr> <td>Proposed ground floor plan and elevations</td> <td>21/05 03</td> <td>21 Apr 2021</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Proposed site/roof plan	21/05 02	21 Apr 2021	Proposed ground floor plan and elevations	21/05 03	21 Apr 2021
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Proposed site/roof plan	21/05 02	21 Apr 2021									
Proposed ground floor plan and elevations	21/05 03	21 Apr 2021									
3	RSU000	The first floor accommodation above the garages hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Rockwood Farm and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit.									
4	RSU003	The garages hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the garages hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.									
5	MATS06	No work shall commence on the excavation works for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained on the development site until the development hereby approved has been completed.									
6	MATS15	The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing									

		with the Local Planning Authority.
7	MATS55	No work shall commence on the installation of any rooflights in the development hereby approved until full details of the proposed rooflights have been submitted to and approved in writing by the Local Planning Authority. The rooflights shall be conservation style rooflights and shall be installed in accordance with the approved details and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8	MATS70	The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9	MATS00	All new garage doors hereby approved shall be of a vertical boarded, ledged, braced (and framed) timber design and side hung. Within six months of the date of their installation they shall be painted/stained a colour first agreed in writing with the Local Planning Authority and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
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 Strategic Policies A and C of the North York Moors Local Plan which seek to conserve and enhance the special qualities of the National Park.
3	RSUO00	In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with Strategic Policies B and M of the North York Moors Local Plan.
4	RSUO00	In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with Strategic Policies B and M of the North York Moors Local Plan.
5	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors 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.
6	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors 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.
7	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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.
8	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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.

Consultation responses

Parish

No objection but express some concern that the proposed building would easily convert to holiday/residential accommodation.

Highways

No objections

Publicity expiry

16 June 2021



Main dwelling looking from the highway along the drive



Looking north to the proposed garage site with the house to the west and the coal yard to the east

Background

Rockwood Farm lies on the east side of Gowlands Lane some 2.5 kilometres to the north west of Cloughton. There are a number of other properties and businesses in the area, Linglands Cottage (boarding kennels) opposite and Copper Gate Cottage (kennels) to the south.

The site comprises the main dwelling granted planning permission in 1984 as an agricultural workers dwelling. The occupancy restriction has since been amended to allow for occupancy by Mr Winkfield (the applicant) for so long as he operates a mixed agricultural and coal delivery business from the premises.

Planning permission is sought for the construction of a detached 3-bay garage with playroom above. The building would be positioned to the north east of the dwelling where at present there is a large area of hardstanding. It would measure 9.5 metres wide and 6.2 metres deep with an eaves height of 2.6 metres and ridge height of 5.7 metres. It is proposed to construct the building in stone to match the main dwelling under a clay pantile roof with timber boarded side hung garage doors. Rooflights and a gable window would be incorporated to provide light to the accommodation in the roof slope with access provided by means of an external staircase to the east elevation.

Main issues

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

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park and sets out detailed criteria that development proposals must meet. It requires that proposals are of a high quality design that reflect and complement the architectural character and form of the local vernacular; that the siting, orientation, layout and density of the proposal complements existing buildings; and that the scale, height, massing and form of the proposal are compatible with surrounding buildings and will not have an adverse impact upon the amenities of adjoining occupiers.

Policy CO17 supports development within the domestic curtilage of dwellings provided that 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 and does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling. With particular regard to proposals for new outbuildings the policy states that these should be required for purposes incidental to the residential use of the main dwelling; be proportionate in size and clearly subservient to the main dwelling; and be located in close proximity to existing buildings.

The proposed garage building with playroom above is a sizeable structure for a domestic outbuilding yet given the size of the plot and the main dwelling it is not considered to be disproportionate in size or scale, and would be subservient to the main dwelling. It would be positioned 11 metres to the northeast of the dwelling but would not appear isolated in wider landscape views as it would be seen in the context of the main dwelling and the buildings to the east associated with the applicant's business.

It has been sensitively designed to reflect a traditional outbuilding and would be constructed in traditional materials to match the main dwelling.

The Parish Council have expressed some concern that the building could be converted into holiday accommodation and as such conditions are proposed to retain the building for purposes incidental to the enjoyment of the main dwelling.

In view of the above it is considered that the proposal accords with Strategic Policy C and Policy CO7 and approval is recommended.

Pre-commencement conditions

There are no pre-commencement conditions proposed.

Explanation of how the Authority has worked positively with the applicant/agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.