

North York Moors National Park Authority

Delegated decision report

Application number

NYM/2020/0631/FL

Development description

Alterations together with single storey garage extension

Site address

East Farm, Lease Rigg, 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	TIME01	<p>Standard Three Year Commencement Date</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p>																					
2	PLAN01	<p>Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified</p> <p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Ground Floor Plans</td><td>2417:6 Rev A</td><td>16 June 2021</td></tr><tr><td>First Floor Plan</td><td>2417:7 Rev A</td><td>16 June 2021</td></tr><tr><td>Elevations 1 of 2</td><td>2417:8 Rev A</td><td>16 June 2021</td></tr><tr><td>Elevations 2 of 2</td><td>2417:9 Rev A</td><td>16 June 2021</td></tr><tr><td>Garage Plans</td><td>2417:10 Rev A</td><td>16 June 2021</td></tr><tr><td>Block Plan</td><td>2417:12 Rev A</td><td>16 June 2021</td></tr></tbody></table>	Document Description	Document No.	Date Received	Ground Floor Plans	2417:6 Rev A	16 June 2021	First Floor Plan	2417:7 Rev A	16 June 2021	Elevations 1 of 2	2417:8 Rev A	16 June 2021	Elevations 2 of 2	2417:9 Rev A	16 June 2021	Garage Plans	2417:10 Rev A	16 June 2021	Block Plan	2417:12 Rev A	16 June 2021
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Document title

		or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3	RSU000	The extended garage/workshop building hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling and as a home workshop. There shall be no alteration or conversion of the building to form permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
4	GACS00	No activity associated with the applicant's cabinet making business shall take place on the premises outside of the hours of 08:00 to 18:00 on weekdays and 08:00 to 12:00 on Saturdays, nor at any time on Sundays or Bank Holidays without the prior written agreement of the Local Planning Authority.
5	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.
6	MATS30	Doors - Details of Construction to be Submitted No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7	MATS40	Detailed Plans of Window Frames Required No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames shall be installed in accordance

		with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8	MATS46	Window Frames in Reveals to Match Existing The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9	MATS54	Trickle Vents Shall Not be incorporated into Windows Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.
10	GACS07	External Lighting - Submit Details No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

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 NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3	RSU000	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 and would be likely to adversely affect the amenities of existing and future occupiers of the site.
4	GACS00	In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of

		local residents.
5	MATS00	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.
6	MATS00	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.
7	MATS00	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.
8	MATS00	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.
9	MATS00	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.
10	GACS00	In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents.
Informative(s)		
Informative number	Informative code	Informative text
1	MISCINF01	Bats

		<p>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.</p>
2	MISCINF12	<p>Birds</p> <p>Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.</p>

Consultation responses

Forestry Commission

No opinion supporting or objecting

Publicity expiry

Advertisement/site notice expiry date: 13 October 2020



This photo shows the south western elevations of the attached holiday let/annexe unit. Permission was granted for the conversion of these outbuildings in 1984.



This photo shows the existing garage on site which is to be extended. This existing structure is of stone and pantile construction.

Background

East Farm is located less than half a mile south west of the main built up area of Grosmont, within the open countryside. The site comprises a main farmhouse, converted outbuildings which are used as annexe accommodation and holiday lets and a garage on the western boundary. All of the buildings on site are of traditional stone and pantile construction.

The application seeks planning permission for alterations to the adjoining outbuildings, including replacement windows and doors, together with the creation of an additional opening. The application also includes an extension to the existing garage in matching materials and to allow for the use of the building as a home workshop.

Main issues

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.

Policy CO12 relates specifically to the conversion of existing buildings in the open countryside. The policy states that development will only be permitted where the building is of architectural or historic interest and makes a positive contribution to the landscape and special qualities of the National Park. The building must be structurally sound and capable of conversion without substantial rebuilding and the building must be appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings. The development must be of high quality design that reflects the form and character of the building and provides for essential functional requirements without unacceptable harm to the fabric of the building or its setting. The design should retain existing external features which contribute significantly to the character of the building including original openings and roofing materials.

Discussion

The application initially included proposals for a two storey extension on the western gable of the main farmhouse, however this was omitted from the scheme following discussions with the agent. It was advised that the proposed extension could not be supported as it exceeded the 30% increase limit as set out in Policy CO17. The agent discussed reducing the scale of the proposed extension however the applicants encountered issues with water pipes in the location of the proposed development and as such any extension on that elevation was no longer viable.

In terms of the alterations to the annexe/holiday let units, it is considered that replacing the existing windows and doors is likely to be an enhancement. The existing windows and doors are rather domestic in appearance and of poor quality construction and materials. The application seeks to reopen a blocked up window on the southern gable as this end unit is being converted to provide additional accommodation. A single doorway has been introduced on the southern gable, however it is not considered to harm the original character and form of the building.

The scheme also proposes an extension to the existing stone and pantile garage in materials to match the current structure. The garage door is to be replaced but this end of the building will remain as a garage, however the extension is intended to be used as a home workshop for the applicant's cabinet making business. The applicant has explained that he will work in the workshop on his own and will not employ additional

members of staff. The applicant has also confirmed that there will be no use of heavy machinery as only hand tools are used. It has also been stipulated that the workshop will not be used outside of the hours of 08:00 to 18:00 Monday to Friday and 08:00 to 12:00 on Saturdays. There are no immediate neighbours that would be affected by the use of the garage as a workshop in terms of noise and activity.

Overall, it is considered that the proposed development is in accordance with the Authority's adopted policies and Design Guidance. It is unlikely that the development will have a negative impact on the private amenities of any nearby residents, nor will the development have a harmful impact on the character of surrounding area or host property. In view of the above, 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 the omission of the two storey extension and revised opening on the holiday let/annexe, so as to deliver sustainable development.