

North York Moors National Park Authority

Delegated decision report

Application number

NYM/2021/0447/NM

Development description

non material amendment to planning approval NYM/2019/0021/FL to allow for alterations to fenestration and provision of log store and air source heat pump

Site address

The Old Coach House, Sunny Bank House, Broxa Lane, Hackness

Parish

Hackness

Case officer

Mrs J Bastow

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition text															
1	<p>The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the alterations to fenestration and provision of log store and air source heat pump as shown on the following document(s):</p> <table border="1"><thead><tr><th data-bbox="400 689 874 723">Document Description</th><th data-bbox="884 689 1161 723">Document No.</th><th data-bbox="1171 689 1469 723">Date Received</th></tr></thead><tbody><tr><td data-bbox="400 757 874 790">Plans & Elevations</td><td data-bbox="884 757 1161 790"></td><td data-bbox="1171 757 1469 790">15 June 2021</td></tr><tr><td data-bbox="400 824 874 857">Construction Notes</td><td data-bbox="884 824 1161 857"></td><td data-bbox="1171 824 1469 857">15 June 2021</td></tr><tr><td data-bbox="400 891 874 925">Log Store Details</td><td data-bbox="884 891 1161 925"></td><td data-bbox="1171 891 1469 925">18 June 2021</td></tr><tr><td data-bbox="400 958 874 992">Air Source Heat Pump Details</td><td data-bbox="884 958 1161 992"></td><td data-bbox="1171 958 1469 992">18 June 2021</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2019/0021/FL.</p>	Document Description	Document No.	Date Received	Plans & Elevations		15 June 2021	Construction Notes		15 June 2021	Log Store Details		18 June 2021	Air Source Heat Pump Details		18 June 2021
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Consultation responses

Parish

No objections

Highways

No objections

Environmental Health

No objections

Third party responses

No comments received

Publicity expiry

4 July 2021



Front elevation of barn showing existing blocked up cart door opening to be re-opened

Background

The Old Coach House (previously known as Sunny Bank Barn) lies towards the eastern end of the row of houses forming the hamlet of Hackness, opposite the junction with the road through the Forge Valley to the south. It is an attractive building of coursed stone under a pantile roof, situated within a small paddock area formerly associated with the adjacent property to the west, Sunny Bank Cottage. Access to the barn is shared with the neighbouring property to the east, Red House and also Sunny Bank Cottage.

Planning permission was originally granted in March 2010 for the conversion of the barn into a two bedroom dwelling and as a material start has been made on the conversion with a new roof and the installation of insulation and soil/drainage pipes, the permission is extant. The plans approved under that previous permission included a new vehicular access and parking area to be created in the paddock to the west of the barn, some 50 metres to the west of the existing access to serve both Sunny Bank Cottage and the proposed barn conversion. The existing access, opposite the T-junction, with its poor visibility was considered not suitable to serve another dwelling and a new access where visibility could be improved was therefore proposed.

Planning permission was subsequently granted in June 2015 for a revised scheme whereby the details of the barn conversion were as originally approved in 2010 but the scheme utilised the existing access to serve the barn conversion with improved visibility. This was to be achieved by the extension and widening of the footway to move the visibility point for vehicles existing the site further into Broxa Lane.

In 2019 a further planning permission was granted for the conversion of the barn (the details being the same as those approved in 2015) with the exception that the local occupancy condition was transferred from the barn conversion to the then applicant's existing property, Sunny Bank Cottage.

This application seeks a non-material amendment to those plans approved in 2019 comprising alterations to the fenestration including the opening up of the walled up cart door opening to the front elevation, revised rooflight positions and alterations to the cill/lintels heights to the openings in the single storey building, along with the provision of a timber framed lean-to log store to the rear elevation and an air source heat pump.

Main issues

The principle of the conversion has already been established by the granting of planning permission in March 2010 and subsequently in June 2015, which has now commenced.

This non-material minor amendment seeks approval for alterations to the fenestration including the opening up of the walled up cart door opening to the front elevation, revised rooflight positions and alterations to the cill/lintels heights to the openings in

the single storey building, along with the provision of a timber framed lean-to log store to the rear elevation and an air source heat pump. The proposed alterations to the fenestration, in particular the opening up of the second cart door opening to the front elevation are considered to enhance the character and appearance of the barn conversion and will not harm its setting in the wider landscape of the National Park in accordance with Policy CO12 (Conversion of Existing Buildings in Open Countryside) and the advice contained in the Authority's Design Guide.

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.