

# North York Moors National Park Authority

## Delegated decision report

### Application number

NYM/2021/0395/FL

### Development description

demolition of outbuildings, alterations and construction of two storey extension to dwelling, dormer windows and conservatory, erection of part stable/part agricultural storage building and change of use of land to form manege

### Site address

Deanside, Littlebeck Lane, Sneaton

### Parish

Eskdaleside-Cum-Ugglebarnby

### Case officer

Mrs Ailsa Teasdale

## 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>Proposed Ground Floor Plan</td><td>121 P05</td><td>18 June 2021</td></tr><tr><td>Proposed First Floor Plan</td><td>121 P06</td><td>18 June 2021</td></tr></tbody></table>	Document Description	Document No.	Date Received	Proposed Ground Floor Plan	121 P05	18 June 2021	Proposed First Floor Plan	121 P06	18 June 2021
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Proposed Ground Floor Plan	121 P05	18 June 2021									
Proposed First Floor Plan	121 P06	18 June 2021									

Document title

		Proposed Elevations	121 P07	18 June 2021
		Floor Area Analysis	121 P08	18 June 2021
		Existing & Proposed Site Plan	1:500	29 June 2021
		Arena Cross sections		29 June 2021
		Landscaping details	within email text	29 June 2021
		or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.		
3	RSU000	There shall be no commercial use of the manege hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Dean Side, Littlebeck Lane and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.		
4	WPDR04	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no extensions to the property hereby permitted shall take place without a further grant of planning permission being obtained from the Local Planning Authority.		
5	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.		
6	MATS03	Stonework to Match  All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.		
7	MATS15	Natural Clay Pantiles to be Used  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.
8	MATS47	<p>Window Frames in Reveals - Specify Set Back (insert)</p> <p>The external face of the frame to all new windows shall be set in a reveal of a minimum of 50mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
9	MATS70	<p>Guttering Fixed by Gutter Spikes</p> <p>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.</p>
10	MATS19	<p>Roof Colouring (insert)</p> <p>The external surface of the roof of the stable/barn building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.</p>
11	HWAY00	<p>The within 6 months of the date of this approval the access to the site at the double gated field entrance shall be set out and constructed in accordance with the ‘Specification for Housing and Industrial Estate Roads and Private Street Works’ published by the Local Highway Authority and the following requirements:</p> <p>The crossing of the highway verge must be constructed in accordance with the Standard Detail number E50 and the following requirements.</p> <p>a). Any gates or barriers must not be able to swing over the existing highway.</p> <p>b). The part of the access extending 12 metres into the site from the carriageway of the existing highway must be at a gradient not exceeding 1 in 10.</p> <p>c). There must be provision to prevent surface water from the site/plot discharging onto the existing highway and this must be maintained thereafter to prevent such discharges.</p> <p>d). The final surfacing of any private access within one metre of the public highway must not contain any loose material that is</p>

		capable of being drawn on to the existing public highway.  All works must accord with the approved details.
12	HWAY00	Within 6 months of the date of this approval, visibility splays to the new access recently create shall be provided giving clear visibility of 70 metres measured along both channel lines of the major road from a point measured 2 metres down the centre line of the access road. In measuring the splays, the eye height must be 1.05 metres and the object height must be 1.05 metres. Once created, these visibility splays must be maintained clear of any obstruction and retained for their intended purpose at all times.
13	LNDS02B	Landscaping Scheme to be Implemented - Conversions/Listed Buildings  All hard and soft landscape works comprised in the approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by 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	RSU000	In order to comply with Policy CO20 of the North York Moors Local Plan which seeks to ensure that proposals for stables and domestic equestrian facilities are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the facilities which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to Strategic Policy A of the Local Plan.
4	WPDR00	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of

		safeguarding the existing form and character of the building in line with Strategic Policies A and C of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development.
5	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.
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 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.
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.
10	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.

11	HWAY00	In accordance with Policy CO2 of the North York Moors Local Plan and to ensure safe and appropriate access and egress to the premises, in the interests of highway safety and the convenience of prospective users of the highway.
12	HWAY00	In accordance with Policy CO2 of the North York Moors Local Plan and in the interests of highway safety.
13	LNDS00	In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.

#### Informative(s)

Informative number	Informative code	Informative text
1	INFO0	<p>Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's web site:</p> <p><a href="https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edition.pdf">https://www.northyorks.gov.uk/sites/default/files/fileroot/Transport%20and%20streets/Roads%2C%20highways%20and%20pavements/Specification_for_housing___ind_est_roads___street_works_2nd_edition.pdf</a></p> <p>The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.</p>
2	MISCINF01	<p><b>Bats</b></p> <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</p>

		Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
3	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 <a href="http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx">http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx</a>. Further information on wildlife legislation relating to birds can be found at <a href="http://www.rspb.org.uk/images/WBATL_tcm9-132998.pdf">www.rspb.org.uk/images/WBATL_tcm9-132998.pdf</a>.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or <a href="mailto:conservation@northyorkmoors.org.uk">conservation@northyorkmoors.org.uk</a>.</p>
4	INFO0	<p>Swift (<i>Apus apus</i>) populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website; <a href="https://www.swift-conservation.org/">https://www.swift-conservation.org/</a> with additional swift box ideas from Action for Swifts; <a href="http://actionforswifts.blogspot.com/search/label/nestbox%20design">http://actionforswifts.blogspot.com/search/label/nestbox%20design</a></p>

## Consultation responses

**Borough/District**  
insert

### Parish

No objections provided that NYMNPA are satisfied that changes fall within their plan and that there is a condition that the horse facilities are not used commercially.

### Highways

The existing access near the house is below current standards in terms of visibility for drivers exiting. However, the proposals are not expected to increase the amount of traffic entering or leaving at this existing location.

A new double gated access has been formed further along the road which appears will be the main access for the menage. This access which crosses the highway verge has not been constructed to highway standards. Consequently the Local Highway Authority recommends Conditions to be added to any approval granted.

### Natural England

No objection

### Environmental Health

I hereby confirm that I have no objections to the proposals on housing or environmental health grounds

### Publicity expiry

16 July 2021





View across the paddock to Deanside – location of arena on the left and barn in centre



Front elevation of Deanside – proposed two storey extension to the left



Rear Elevation of Deanside – Two storey extension to the right & replacement conservatory



View from road to proposal location of arena

## Background

Deanside, is set at the junction of Little Beck Lane and Pasture Field Lane, just to the south of Ugglebarnby. It is a double fronted, stone property set in a small holding of 6 acres. The dwelling is in need of significant investment to bring it up to modern living standards.

There is no planning history connected with the property and although the original 1800's cottage has had a two storey extension in the past and also has a single storey extension to the rear although both these elements were constructed prior to 1949. At present the property has a concrete tile roof, although this is proposed to be replaced with pantiles again as part of this application. Window size alterations and the replacement of the front porch are also proposed in the redevelopment of the site although these elements are permitted development.

This application seeks approval for the demolition of a single storey extension and outbuildings which are attached to the house, to make space for a two storey extension on a similar, but slightly larger footprint to the existing single storey extension. The proposal also includes alterations to the design detailing of the property to add interest and improve the appearance of the existing dormer windows. It is also proposed to replace the existing conservatory with a smaller one and replace the front porch under permitted development. Also included in the application is the erection of part stable/part agricultural storage building, cut into the rising land alongside the house. It is also proposed to construct a manege on the flattest area of the property, just to the west of the existing outbuildings on the site. Some cut and fill will be required and it is proposed to plant a hawthorn hedge to the north and west sides of the structure to provide a context, although due to the property being situated towards the top of the rising land, there are limited views back into the site from any public space.

All equine facilities are required for the applicant's own hobby use.

## Main issues

The works proposed will be considered against Local Plan Policies CO17 in terms of the domestic extensions and Policy CO20 in terms of the equestrian facilities.

### Local Plan

Policy CO17 - Householder Development states that development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will only be permitted where: The scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape; The development does not adversely affect the residential amenity of neighbouring

occupiers or result in inadequate levels of amenity for the existing dwelling; and the development reflects the principles outlined in the Authority's Design Guide.

In the case of extensions and alterations to the existing dwelling, any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension; and the design and detailing should complement the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling.

Where permission is granted, future extensions may be controlled by the removal of permitted development rights.

Policy CO20 covers Equestrian Development for Private Use and states that horse related development for private use, including stables, outdoor exercise arenas and permanent field shelters will only be permitted where: There is no unacceptable impact on the local landscape character or the special qualities of the National Park; Existing buildings are used as far as possible and any new stables, yard areas and facilities are closely associated with existing buildings and are not prominent in the landscape. The scale of any new structures should be appropriate to their setting and the design reflects the principles outlined in the Authority's Design Guide. The development should not harm the amenities of neighbouring occupiers by reason of noise, disturbance, smell or other adverse impact and lighting should be discreet in order to minimise light pollution. There should be adequate space for parking and access for horse related vehicles and the development will not prejudice road safety in the locality.

Where permission is granted, planning conditions will be imposed to control the equestrian use and ensure that the facility is for private use only.

### Discussion

The existing outbuildings on the small holding appear to have developed organically over time and are now past the stage of being able to repair them any further. The removal of the existing buildings on site will leave space to construct a more functional space, cut into the rising land to the south. This will also allow the agricultural storage building and stables to remain low in the landscape and of an appropriate scale when seen adjacent to the main house.

The arena is proposed to be located on the flattest area of the small holding, just to the west of the existing outbuildings which will remain on site, and also adjacent to the new access created which the Highway Officer has referred to in their comments which is in need of further works to bring it up to standard. Due to the topography of the area, with the property being located towards the top of rising land and being surrounded by mature hedges, the location of the proposed arena is not prominent in the wider landscape, however to help to soften the appearance of the proposed regular structure in the landscape, it is proposed to plant a hawthorn hedge on the North and West elevations.



The size and appearance of the proposed extension have been amended during the processing of the application to better respect the proportions of the existing house. The PD alterations proposed will help to improve the aesthetic of the property, and although an increase in subservience would have been welcomed, it is understood that this would reduce the head height levels too far with the property already being 1 <sup>3</sup>/<sub>4</sub> storey already.

The Parish Council have no objections to the proposal provided that the facilities are not used commercially and no third party comments have been received. There are no nearby neighbours who would be affected by the proposals.

The Highway Officer has raised comments about the upgrading of an existing field access not having been constructed to the current standard or achieving the required visibility standards and therefore conditions have been imposed to ensure that this is brought up to standard within 6 months of the date of approval of this approval.

### Conclusion

Each of the individual elements of the proposal have been considered against the relevant policies and the proposal as a whole is not considered to have an adverse impact on the National Park setting or any neighbouring property and therefore with the approval, subject to the conditions stated above, is recommended.

### 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 design of the proposed domestic extensions, so as to deliver sustainable development.