

North York Moors National Park Authority

Delegated decision report

Application number

NYM/2021/0433/FL

Development description

alterations, construction of link extension and installation of solar PV panels

Site address

1 Mill Lane, Iburndale

Parish

Eskdaleside-Cum-Ugglebarnby

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	Standard Three Year Commencement Date The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2	PLAN02	Strict Accordance With the Plans/Specifications or Minor Variations The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3	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

Document title

		shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
4	WPDR00	Withdrawal of PD Part 1 Class A - Extensions Only (insert) 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 1 Mill Lane shall take place without a further grant of planning permission being obtained from 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 NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3	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.
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.

Informative(s)

Informative number	Informative code	Informative text
1	MISCINF01	Bats 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

		<p>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	MISCINF02	<p>Coal Referral Area</p> <p>The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: www.gov.uk/government/organisations/the-coal-authority</p>
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 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>
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</p>

		voids. Guidance can be found on the Swift Conservation website; https://www.swift-conservation.org/ with additional swift box ideas from Action for Swifts; http://actionforswifts.blogspot.com/search/label/nestbox%20design
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Consultation responses

No responses

Publicity expiry

Advertisement/site notice expiry date: 13 July 2021



This photo shows the front elevation of the property from the view of the driveway.

Document title

Background

1 Mill Lane is a relatively modern bungalow of non-traditional construction. The exterior of the property is clad with artificial stone and under a roof of concrete tiles. The property is set back from the road in a relatively small domestic curtilage.

This application seeks planning permission to construct a glazed link on the western elevation of the property, to connect the main house with the existing garage. The existing garage is to have a replacement mono-pitch roof and will be converted to form additional living accommodation. The proposals include a small semi-circle balcony on the front elevation of the property. A turning/parking area will be created forward of the front elevation, where the land is currently unkempt and overgrown. Vertical larch cladding will be added to certain elements of the property, however the exterior finish will remain largely unchanged.

Main issues

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 CO17 also states that 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. In this instance, the proposed alterations will increase the overall habitable floor space by 28%. Whilst this is under the 30% limit, there is still potential to extend the property and as such permitted development rights have been removed in order to prevent this.

In terms of the design, the proposals include some modern features such as the glazed link and balcony however as the property is not reflective of the local vernacular and is not located in a sensitive position, it is not considered that the proposed development will have a harmful impact on the host property or surrounding area. Many of the alterations outlined on the plans, such as the replacement windows and doors, solar panels and conversion of the existing garage do not require planning permission as they fall within permitted development rights.

The proposals are unlikely to have a negative impact on any neighbouring amenities and no objections have been submitted in response to the application. Overall, it is considered that the proposed alterations and extensions to 1 Mill Lane are in accordance with the Authority's adopted policies and Design Guidance and as such 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.