

# North York Moors National Park Authority

## Delegated decision report

### Application number

NYM/2021/0457/FL

### Development description

construction of single storey rear extension along with alterations to fenestration and cladding of adjoining outbuilding

### Site address

Gowland Lodge, Gowland Lane, Cloughton,

### Parish

Cloughton

### Case officer

Mrs Jill Bastow

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

Condition number	Condition text															
1	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.															
2	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Location &amp; Development Plan</td> <td>A1086 100</td> <td>14 Jun 2021</td> </tr> <tr> <td>Proposed Ground Floor Plan</td> <td>A1086 004 A</td> <td>14 Jun 2021</td> </tr> <tr> <td>Proposed First Floor Plan</td> <td>A1086 005 A</td> <td>14 Jun 2021</td> </tr> <tr> <td>Proposed Elevations</td> <td>A1086 006 B</td> <td>30 Jul 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	Location & Development Plan	A1086 100	14 Jun 2021	Proposed Ground Floor Plan	A1086 004 A	14 Jun 2021	Proposed First Floor Plan	A1086 005 A	14 Jun 2021	Proposed Elevations	A1086 006 B	30 Jul 2021
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### 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	PLAN01	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.

Document title

## Consultation responses

### Parish

No objection

### Third party responses

None received

### Publicity expiry

28 July 2021





## Background

Gowland Lodge is situated on the east side of Gowland Lane some 2.5 km to the northwest of Cloughton. Formerly a modern agricultural building serving the neighbouring Gowland Farm to the north, it was converted into residential accommodation circa. 1977. It is a single storey dwelling, cream rendered to the front elevation with facing brick to the rear under a pantile roof. Adjoining the dwelling to the rear is a large outbuilding in domestic use incidental to the enjoyment of the dwelling i.e. garage, storage and games room.

The planning history relating to the site is rather vague but it is apparent that the residential use has been in place for many years.

Planning permission is sought for a flat roof single storey extension to provide an open plan kitchen/dining/living space. The extension would be rendered to match the host dwelling with anthracite coloured windows under a dark grey GRP flat roof. The timber cladding and hanging tiles to the outbuilding would be clad in anthracite composite horizontal boarding with replacement anthracite coloured windows. The use of the garage and storage above for a crat room with bedrooms above does not require planning permission as the outbuilding is already in domestic use however the external alterations do require planning permission and form part of this application.

## Main issues

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

Strategic Policy C seeks to foster high standards of design with good quality construction materials and design detailing that reflects and complements the architectural character and form of the original building and/or that of the local vernacular, and requires proposals to be of a scale, height, massing and form appropriate to surrounding buildings and not to have an adverse impact on the amenities of adjoining occupiers. Policy CO17 requires the scale, height, form, position and design of any extension to not detract from the character and form of the original dwelling or its setting in the landscape and to reflect the principles outlined in the Authority's Design Guide. In addition it requires that any extension should be clearly subservient to the host dwelling and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension. Not only does this limited scale of extension help to ensure that proposals are of a subservient nature but it also helps to ensure that a good mix of dwelling types are maintained in order to sustain balanced communities. Limiting the size of new extensions can help avoid the loss of smaller more manageable and affordable dwellings within the National Park.

In the justification to the policy it advises that total habitable floor space should be calculated excluding existing extensions (unless built before 1 July 1948), garages,

conservatories and outbuildings. On this basis and using the submitted drawings the habitable floor space of the original dwelling (converted from an agricultural building in 1977) amounts to approx. 146 sq.m. The proposed single storey rear extension would result in an additional 54 sq.m which represents a 37% increase in the total habitable floor space of the original dwelling. Whilst slightly above the 30% stated in Policy CO17 this is considered acceptable as it involves the replacement of some existing extensions, helps to create a more cohesive appearance to the rear elevation and does not adversely impact on the neighbouring properties or the wider landscape of the National Park.

The use of the adjoining outbuilding for additional living accommodation (altering the garage into a craft room and the storage space above into two bedrooms) does not require a change of use and as an existing building already in domestic use, does not contribute to the calculations of habitable floorspace. However the alterations to the external appearance which include the replacement of the timber cladding and new fenestration, do require planning permission.

The host dwelling is a very linear single storey property, rendered (painted cream) under a pantile roof. A pitched roof extension would increase the overall height and massing of the property and for that reason it is considered that a flat roof extension across the full length of the rear elevation with lantern rooflight, rendered to match the original building, would be the most sensitive means of providing the accommodation desired. It would also give the rear elevation a more cohesive appearance, which at present involves a number of brick extensions and with the improvements proposed to the adjoining outbuilding would provide a much more aesthetically pleasing property.

In view of the above the proposal is considered to comply with Strategic Policy C and Policy CO17 and approval is recommended.

#### 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.