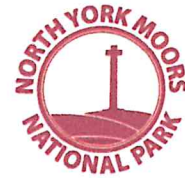


North York Moors National Park Authority



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Ms Frances Lockey
Suffield Cottage
Suffield
Scarborough
YO13 0BJ



Your ref:
Our ref: NYM\2021\ENQ\17530
Date: 22 April 2021

Dear Ms Lockey

Pre-application enquiry for construction of garage, home office and stable at Suffield Cottage, Suffield, Scarborough

Thank you for your enquiry regarding the above matter received on 26 March 2021.

A check of the Authority's records indicates that the host dwelling has been extended and altered in the past with a single storey kitchen extension to the rear granted in 1990 and a two-storey side extension granted in 2001, along with a detached garage to the rear. It has also revealed that the land upon which you propose to site the garage/stable/home office building is not domestic curtilage associated with the host property, although I appreciate you own this land. As such I can confirm that planning permission will be required for the change of use of the land to domestic curtilage and for the erection of the proposed garage/stable/home office building. The necessary application forms with associated guidance notes can be found on the Authority's website.

All development proposals within the National Park are assessed against the relevant policies of our adopted Local Plan, which also can be found on the Authority's website by following this link: <https://www.northyorkmoors.org.uk/planning/framework/local-plan/Local-Plan-FINAL-DRAFT.pdf>. The most relevant policies to your enquiry are considered to be Policy CO17 (Householder development), Policy CO19 (Extensions to Domestic Curtilages) and Policy CO20 (Equestrian Development for Private Use).

Policy CO19 advises that the extension of existing domestic curtilages will only be permitted only where the change to domestic use will not have an adverse impact on the local landscape character; the land to be incorporated into the domestic curtilage does not form part of a Community Space or a valuable local habitat or heritage asset; and the change to domestic use will not cause unacceptable harm to the amenities of neighbouring occupiers by reason of noise, disturbance or other adverse impact. I am satisfied from a desk based assessment using plans and photographs that the Authority has on record that a modest extension to the domestic curtilage to Suffield Cottage will not have an adverse impact on the landscape setting of the property as it will largely coincide with the domestic curtilage to the adjoining property. I am also satisfied that it will not cause unacceptable harm to the amenities of

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neighbouring occupiers. Unfortunately the drawings/plan submitted with your enquiry was an A4 copy of an A1 drawing so I am unable to scale off the exact dimensions of the proposed building. However I am concerned about the overall size, form, massing and design of the building proposed which would have a footprint similar to that of the host property and would be of a design not of the local vernacular with its wrap-around hipped roof.

Policy CO17 requires proposed outbuildings to be for purposes incidental to the residential use of the main dwelling; to be proportionate in size and clearly subservient to the main dwelling; and to be located in close proximity to existing buildings. In addition Policy CO20 requires that horse related development for private use should not have an unacceptable impact on the local landscape character or the special qualities of the National Park; that new stables should be closely associated with existing buildings and not prominent in the landscape; and that 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.

Taking into account these policy requirements, I would have no objection to a modest extension of the domestic curtilage to the host property and the siting of some form of outbuilding on this land alongside the outbuilding to the neighbouring property, however as highlighted above I am most concerned about the overall size, form, massing and design and would suggest that the different uses be accommodated in smaller individual buildings such as a more traditional timber stable/tack room/hay store structure in the field to the rear of the property and a separate detached garage located closer to the house, similar to that approved in 2001. Alternatively a timber clad L-shape or U-shape building accommodating the stables/tack room/hay store along with the garage might work well. However by also incorporating a sizeable home office, the overall massing is increased and the proposed building would not be subservient to the host property; instead it would have the form, character and appearance of a separate detached dwelling, particularly being set so far back.

I regret I am unable to support your proposals as currently submitted and would suggest you look to reduce the accommodation required by omitting the home office and reducing the size of the garage so that any outbuilding is clearly subservient in size, form and use to that of the main dwelling.

Should you have any further questions, please do not hesitate to contact the Authority.

Yours sincerely

Mrs Jill Bastow
Senior Planning Officer



NYMNPA

12/08/2021



New domestic boundary

Surrield Cottage