

# **North York Moors National Park Authority**

## **Delegated decision report**

**Application reference number:** NYM/2021/0442/FL

**Development description:** alterations and construction of single storey and first floor side extensions

**Site address:** Newton Haye, Lousy Hill Lane, Littlebeck

**Parish:** Eskdaleside-Cum-Ugglebarnby

**Case officer:** Mrs Hilary Saunders

**Applicant:** Mr and Mrs Beamer  
Newton Haye, Lousy Hill Lane, Littlebeck, Whitby, YO22 5JD

**Agent:** Shaw & Jagger Architects Ltd  
fa: Joe Riley, 14-15 Regent Parade, Harrogate, HG1 5AW

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

| Condition number                 | Condition code | Condition text   |                      |              |      |          |  |  |                                  |                |            |                                 |               |            |                           |               |            |
|----------------------------------|----------------|--|----------------------|--------------|------|----------|--|--|----------------------------------|----------------|------------|---------------------------------|---------------|------------|---------------------------|---------------|------------|
| 1                                | TIME01         | The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.   |                      |              |      |          |  |  |                                  |                |            |                                 |               |            |                           |               |            |
| 2                                | PLAN01         | <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</th></tr></thead><tbody><tr><td>Received</td><td></td><td></td></tr><tr><td>Proposed house ground floor plan</td><td>(02) 014 Rev B</td><td>12/08/2021</td></tr><tr><td>Proposed house first floor plan</td><td>(02)015 Rev B</td><td>12/08/2021</td></tr><tr><td>Proposed house elevations</td><td>(02)020 Rev B</td><td>20/08/2021</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 |  |  | Proposed house ground floor plan | (02) 014 Rev B | 12/08/2021 | Proposed house first floor plan | (02)015 Rev B | 12/08/2021 | Proposed house elevations | (02)020 Rev B | 20/08/2021 |
| Document Description             | Document No.   | Date   |                      |              |      |          |  |  |                                  |                |            |                                 |               |            |                           |               |            |
| Received                         |                |  |                      |              |      |          |  |  |                                  |                |            |                                 |               |            |                           |               |            |
| Proposed house ground floor plan | (02) 014 Rev B | 12/08/2021   |                      |              |      |          |  |  |                                  |                |            |                                 |               |            |                           |               |            |
| Proposed house first floor plan  | (02)015 Rev B  | 12/08/2021   |                      |              |      |          |  |  |                                  |                |            |                                 |               |            |                           |               |            |
| Proposed house elevations        | (02)020 Rev B  | 20/08/2021   |                      |              |      |          |  |  |                                  |                |            |                                 |               |            |                           |               |            |
| 3                                | WPDR03         | 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 or alterations to the dwelling known as Newton Haye shall take place without a further grant of planning permission being obtained from the Local Planning Authority.  |                      |              |      |          |  |  |                                  |                |            |                                 |               |            |                           |               |            |
| 4                                | RSUO00         | The garage contained within the development hereby permitted shall be used for domestic storage incidental to the occupation of  |                      |              |      |          |  |  |                                  |                |            |                                 |               |            |                           |               |            |

Document title

|   |        |   |
|---|--------|---|
|   |        | the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.   |
| 5 | GACS00 | No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be of a style and luminance which minimises glare and light pollution. All bulbs should be shielded to prevent upward and minimise horizontal light spill and all lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity. |
| 6 | MATS03 | 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 | MATS26 | The external elevations of the extension hereby approved shall, within three months of first being brought into use, be clad in dark stained or natural coloured vertical timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.   |
| 8 | MATS00 | The roof tiles utilised in carrying out the development hereby permitted shall either match those of the existing roof or be natural slate if both the existing roof and roof of the extension are re-clad in slate. The roof of the resultant property shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.   |
| 9 | MATS00 | All new windows in the development hereby permitted shall match those of the existing building in terms of colour and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.   |

**Reason(s) for condition(s)**

| <b>Reason number</b> | <b>Reason code</b> | <b>Reason text</b>   |
|----------------------|--------------------|--|
| 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   | 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 and Policy CO17 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 and to retain more affordable smaller dwellings respectively . |
| 4   | RSUO00 | In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with Strategic Policies B and M of the North York Moors Local Plan and would be likely to adversely affect the amenities of existing and future occupiers of the site.  |
| 5   | GACS00 | In order to comply with the provisions of Strategic Policy A and ENV4 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 or the character of the locality, and so that development helps maintain the National Park's status as an international dark sky reserve.   |
| 6-8 | 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 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.   |
| 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.   |

### Consultation responses

#### Parish

No objections

#### Third party responses

None

#### Publicity expiry

Site notice expiry date – 23 July 2021

Views from front and side of house in context of tree screening



Closer photo of house from estate agent details



## Background

Newton Haye is a 20<sup>th</sup> C two storey detached stone built house with integral garage, located off the Falling Foss Road. The property is situated to the rear of Newton Farm and its associated agricultural outbuildings. Adjacent to the property is another modern stone built residential property. The application site slopes steeply downwards from the Falling Foss road and there are a number of mature trees adjacent to the application site.

This application seeks full planning permission to construct a contemporary two storey timber clad extension at the side of the existing dwelling and to construct a glazed canopy along the rear elevation.

The scheme has been significantly reduced in scale from the original proposals that would have represented a 70% increase in habitable floorspace, to what is proposed now which would represent a 33% increase in floorspace. The existing dwelling (excluding garage and conservatory) measures 141m<sup>2</sup> and the proposed (excluding garage) would measure 187m<sup>2</sup>.

In terms of design, the existing dwelling is of stone construction with a pantile roof and horizontal emphasis windows and is of no particular architectural merit. It is adjacent a modern artificial stone bungalow.

The proposed side extension would be clad in vertical timber and windows would have a vertical emphasis.

## **Main issues**

### **Local Plan**

Strategic Policy C- Design - seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high quality design; incorporates good quality construction materials and design details that reflect architectural character and form of the original building or the local vernacular; the siting, orientation, layout and density complement existing buildings; the scale, height, massing and form are compatible with surrounding buildings and not have an adverse impact upon the amenities of adjoining occupiers; sustainable design and construction techniques are incorporated; there is a good quality landscaping and planting scheme; local wildlife and biodiversity is enhanced; provision is made for adequate storage, cycling facilities and car parking are provided and the proposal ensures the creation of an accessible, safe and secure environment for all potential users.

Policy CO17 - Householder Development - seeks to ensure 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 do not detract from the character and form of the original dwelling or its setting in the landscape; does not adversely affect the residential amenity of neighbouring occupiers and 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; the design and detailing should complement the architectural form and character of the original dwelling.

### **Material Considerations**

The two primary considerations here are the size of the proposed extensions and the details of design.

In terms of size, the scheme has been reduced in scale from a 70% increase in floorspace to a 33% increase. It is considered that that this 3% exceedance over the 30% set out in Policy CO17 is so minor as to be considered acceptable.

In terms of design, whilst the extension would be of materials that do not match the host dwelling and the window details are different, it is considered that due to the nature of the host dwelling, the contemporary extension would not detract from its character. Furthermore, it is considered that the wooded nature of the site lends itself to a timber clad extension.

In terms of window design, some alterations are also proposed to the host dwelling to create a more vertical emphasis and it is not considered that the horizontal type windows should be reflected in the extension. What would be preferable would be if further improvements, replaced those existing window opening with ones of better proportions and design.

The property is well screened from immediate views and is not visually prominent in the wider landscape and consequently, due to the particular design of the host dwelling, is considered that in this instance the proposed design is acceptable.

In view of the above approval is recommended.

**Pre-commencement conditions**

N/A

**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 proposal including reduction in size of the extensions, so as to deliver sustainable development.