

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0546/FL

**Development description:** alterations, construction of two storey side extension and single storey link extension together with construction of porch and veranda

**Site address:** Hardale Stray Farm, Tranmire,

**Parish:** Glaisdale

**Case officer:** Mrs Hilary Saunders

**Applicant:** Mr Adam Dickinson  
Hardale Stray Farm , Tranmire, Whitby, North Yorkshire, YO21 2BW

**Agent:**

## Director of Planning's Recommendation

Refusal for the following reason(s)

### Reason(s) for refusal

Refusal reason code	Refusal reason text
1	The proposed alterations and extensions to the property to allow for the construction of a link building, gable extension and dormer windows would significantly increase the habitable floor space considerably more than the specified limit of 30% as stated in Policy CO17 of the NYM Local Plan. The increase in the overall habitable footprint would have a detrimental impact on the mix of dwelling types needed to sustain balanced communities within the National Park; therefore failing to adhere to the Authority's Adopted Policies.
2	The proposed extensions and alterations, by reason of scale, bulk and design, would be harmful to the character and appearance of the host building and the surrounding open countryside setting and therefore fail to reflect the requirements of Strategic Policy C of the NYM Local Plan.

## **Consultation responses**

### **Parish**

Insert

## **Third party responses**

None

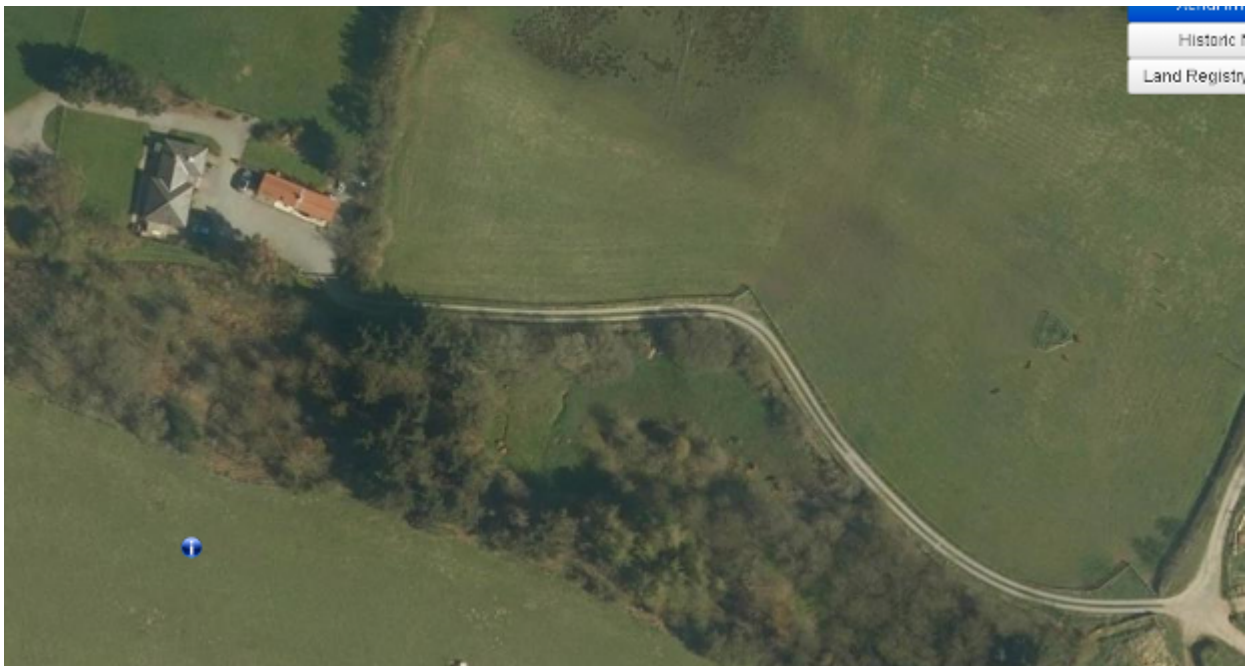
## **Publicity expiry**

Site notice expiry date 27 August 2021

Existing bungalow with 1980s extension on left



Aerial photo showing access to site, dwelling and outbuilding



## Background

Hardale Stray is a detached bungalow situated in an isolated position at the end of a track leading through the small hamlet of Tranmire. The property is a relatively modest but extended bungalow with a smooth cream rendered finish under a hipped, slate roof. There is a detached, extended stone outbuilding to the east of the bungalow that has previously had permission for conversion.

This application seeks full planning permission for the construction of a link extension at the rear of the bungalow to the outbuilding. It is also proposed to construct a side extension including a hipped roof extension and dormer windows to enable bedroom accommodation to be created in the roof space.

The link extension would be constructed of stone and horizontal timber cladding and the side extension and dormer windows would also be clad in horizontal timber clad

The habitable floorspace of the original dwelling measures approximately 58.6m<sup>2</sup>. The combined floorspace increase of the existing and proposed extensions (not including first floor accommodation) is approximately 113m<sup>2</sup> which represents an increase in habitable floorspace of 192% . This combined with the additional habitable floorspace in the roof would represent an increase of well in excess of 200%.

## Main issues

### Local Plan

Policy CO17 of the NYM Local Plan 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 floor space by more than 30% unless there are compelling planning considerations in favour of a larger extension. Incrementally extending small dwellings beyond their original size can have a detrimental impact on the character of an area and the mix of dwelling types needed to sustain balanced communities. Limiting the size of new extensions can avoid the loss of smaller more affordable dwellings in the National Park. Schemes which increase the total habitable floor space by more than 30% will not be supported unless there are compelling reasons for a larger extension.

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.

## **Material Considerations**

The property itself as existing extended modest bungalow with all habitable floor space located on one floor. The proposals include various alterations and alterations to the roof shape to allow for first floor accommodation as well as a link extension to connect the existing dwelling to outbuildings, all of which would result in a much more substantial dwelling, in terms of external scale and bulk as well as footprint.

It is considered that the creation of a gabled roof at one end of the roofslope and the addition of 4 dormer windows would have a detrimental impact on the character of this modest, hipped roofed bungalow. The proposed extensions, alterations and mix of materials, would by reason of scale, bulk and design, be harmful to the host building and the surrounding open countryside location; therefore failing to adhere to Strategic Policy C of the Authority's Adopted Policies.

Importantly, however, the proposals fail to meet the requirements of Policy CO17 of the Authority's Adopted Policies, which relates specifically to Householder Development. The policy clearly states that extensions should not increase the total habitable floor space by more than 30% unless there are compelling planning considerations in favour of a larger extension. The proposed extensions would result in an increase in habitable floorspace from the original footprint of over 200%, significantly exceeding the 30% limit.

The additional floor space would increase both the size and value of the property and therefore does not pay regard to Policy CO17 which seeks to ensure that any proposed development contributes towards sustaining balanced communities. The applicant fails to provide a compelling argument to justify the need for the proposed additional floor space and therefore the Authority is unable to support the application.

## **Conclusion**

In view of the above considerations, refusal 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 concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.