

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0631/FL

Development description: resurfacing of driveway, raising of ground level of existing path, construction of retaining wall and extension of paving with associated fencing

Site address: Chapel Garth, Egton Bridge

Parish: Egton

Case officer: Miss Megan O'Mara

Applicant: Mr Howard Dodds, Chapel Garth, Egton Bridge, Whitby, North Yorkshire, YO21 1UX

Agent: Michael Miller Architectural Consultant, 16 Park View, Glaisdale, Whitby, YO21 2PP

Director of Planning's Recommendation

Approval subject to the following: / Refusal for the following reason(s)

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.

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.

Consultation responses

Highways

No objections – 8 September 2021

Publicity expiry

Advertisement/site notice expiry date: 15 September 2021



This photo shows the area in which the proposed patio area is to be constructed.

Background

Chapel Garth is a detached dwelling located to the north of the Egton Bridge and is within the Conservation Area. The property is immediately adjacent to the Grade II Listed St Hedda's Roman Catholic Church. The dwelling was constructed following an approval of planning permission in 1999 and is of stone and slate construction.

Planning permission was granted in 2017 for alterations to the main property, including the replacement of the uPVC conservatory with a single storey garden room extension together with a first floor extension over the utility and garage area

This application seeks permission for the resurfacing of the existing driveway, raising of ground level of existing path to the side and rear of the dwelling, construction of retaining wall and extension of paving with associated fencing.

Main issues

Relevant Policies

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.

Discussion

Chapel Garth is set within a natural wooded setting and as such the expansion of hard standing/patio needs to be carefully considered so as not to create a harsh and hard landscaped appearance which would be harmful to the natural appearance of the Egton Bridge Conservation Area.

The proposed patio extension would be minimal in size and as such the Building Conservation team has no objections to this. The Building Conservation Officer has however noted that we would not want to see further expansion of this area in the future. The resurfacing of the driveway is proposed to be a gravel finish which is unlikely to have an impact on the surrounding area and so the Building Conservation Officer has no objection to this.

Finally the scheme proposes the widening of the main driveway entrance by 300mm. The widening of entrances is not normally something which is supported due to the visual impact on the street scene, but given the small nature of this widening and that no splaying is proposed (i.e. it retains the opening as simple gap in an otherwise continuous wall) the Authority has no objections.

Overall it is considered that the proposed development will not have a detrimental impact on the host dwelling or surrounding Conservation Area and as such is in accordance with the Authority's adopted policies and design guidance.

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.