

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0261/FL

Development description: alterations and construction of single storey rear extension following demolition of existing extensions and outbuildings, construction of replacement garden store and repairs to stone bridge over pond

Site address: 34 Main Road, Aislaby

Parish: Aislaby

Case officer: Miss Kelsey Blain

Applicant: Helen Murray
34 Main Road, Aislaby, Whitby, YO21 1SW

Agent: Rogerson Limited
fao: Gerry Rogerson, The Old Post Office, Stonegrave, YO62 4LJ,

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text															
1	TIME01	<p>Standard Three Year Commencement Date</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p>															
2	PLAN01	<p>Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified</p> <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>Garden Store Plans</td> <td>TPH/P.120, 220, 221</td> <td>07 April 2021</td> </tr> <tr> <td>Amended Ground Floor Plan</td> <td>TPH/P.100 E</td> <td>07 September 2021</td> </tr> <tr> <td>Amended First and Second Floor Plan</td> <td>TPH/P.101 E</td> <td>15 October 2021</td> </tr> <tr> <td>Amended Rear Elevation</td> <td>TPH/P.201 D</td> <td>15 October 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	Garden Store Plans	TPH/P.120, 220, 221	07 April 2021	Amended Ground Floor Plan	TPH/P.100 E	07 September 2021	Amended First and Second Floor Plan	TPH/P.101 E	15 October 2021	Amended Rear Elevation	TPH/P.201 D	15 October 2021
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3	GACS00	<p>No external lighting shall be installed in the development hereby permitted without first obtaining planning permission from the Local Planning Authority.</p>															

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 NYM Strategic

		Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.

Informative(s)

Informative number	Informative code	Informative text
1	MISCINF01	<p>Bats</p> <p>All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.</p>
2	MISCINF12	<p>Birds</p> <p>Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx. Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.</p>

Consultation responses

Parish

No objections

Historic England

Do not wish to offer any comments.

Third party responses

None

Publicity expiry

Advertisement/site notice expiry date: 01 June 2021

Photo showing front elevation of 34 Main Road, Aislaby.



Photo showing rear elevation of 34 Main Road, Aislaby.



Background

34 Main Road, Aislaby, also known as Pond House is a unique and characterful property located in the centre of the Aislaby Conservation Area which is protected by an Article 4 (2) Direction. The Grade II* Listed, three storey property dates to the Eighteenth Century and is constructed of ashlar stone beneath a slate roof with single storey wings on either side.

The property's front elevation remains traditional and relatively unaltered with large formal gardens including a pond and stone bridge. However, the rear elevation has seen the construction of a Twentieth Century utility room and attached garage and the introduction of untraditional windows.

This application seeks to demolish the existing utility room and garage and construct a replacement rear extension as well as replacing a detached garden store.

Main issues

The relevant policies contained within the North York Moors Local Plan to consider in relation to this application are Strategic Policy C (Design), Strategic Policy I (The Historic Environment) and Policy CO17 (Householder Development).

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park by requiring that developments are of a high quality design and incorporate good quality materials and do not have an adverse impact upon the amenities of adjoining occupiers. Furthermore, the scale, height, massing and form of the proposal should be compatible with surrounding buildings.

Strategic Policy I states that all developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and, where appropriate enhancement of the historic environment.

Policy CO17 states that development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park and will be permitted where among other things, the scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape.

This application largely accords with the recommendations made by the Authority's Building Conservation Officer at the pre-application stage, although negotiations on the scale of the extension have taken place. The proposals aim to retain the property's original ground floor plan while providing an open plan kitchen/dining area for the family and the Authority's Building Conservation Officer advised that a single storey rear extension is likely to be the most suitable option for achieving this.

The historic maps indicate that a linear structure previously ran across the property's rear elevation and therefore the principle of a single storey extension across the majority of the property's rear elevation is considered to be justified in this instance. The existing drawing room window appears to have been a later insertion to the property as the historic plans show no window openings in this section of the building. As such, the encompassing of this opening within the extension and its replacement

with doors would not be considered harmful to the historical or aesthetic character of the building. Furthermore, the utility room and attached garage are Twentieth Century additions to the property and therefore their demolition is not considered harmful to the significance of the Listed Building. The clean, modern design of the development is felt to be appropriate for maintaining a readable distinction between the historic property and the new extension.

While the principle of the extension was accepted, the original plans related poorly to the symmetry of the property which consists of the main three storey house forming the central section and being book-ended by two smaller single storey wings. As such, the applicant was advised that while the Authority would have no objections in principle to an extension of this appearance and design, it should be limited to extend no further than the main three-storey element of the house and not across the single storey wing.

However, the existing music room is located within the south west wing of the property which originally functioned as the stables and cannot be accessed internally from the main house. The Authority felt that the insertion of a door into the east wall of the music room to allow internal access to the main house would harm the historic and architectural character of the living room. As such, it was accepted that the proposed extension would need to extend across the existing entrance to the music room to allow this part of the property to be accessible from the main house.

In consideration of the above, the amended plans now propose a single storey extension across the rear elevation of the main three-storey house, with a glazed link providing access to the existing music room and converted attached outbuilding. The depth of the extension has also been reduced by 700mm. A full length window within the centre of the extension ensures that the vertical emphasis of the first floor stairwell window is maintained. The walls and roof of the extension would be finished in zinc with powder coated aluminium windows and doors to provide a clean and modern finish. The extension would have a very shallow roof pitch, appearing almost flat roofed, which is contrary to the guidance provided within Part Two of the NYM Design Guide. However, in this instance a flat roof is felt to be the most appropriate option to ensure that views of the Grade II* Listed Building are not impeded.

The extension would increase the property's total habitable floorspace by 22.5% and would therefore comply with the requirements of NYM Policy CO17. The rear of the property is surrounded by open countryside and therefore the development would have no impact upon neighbouring amenity levels. While the design of the extension does not accord with the guidance provided within Part Two of the NYM Design Guide, it is considered to be acceptable in this instance as the modern finish and flat roof are required to protect the view and historical significance and prominence of the Listed Building. All proposals relate to the rear of the property and would therefore have no impact on the Aislaby Conservation Area.

The existing garden store is located at the bottom of the garden and is prone to flooding. This application proposes to replace the stone structure with a simple timber garden shed with dual pitched roof, on a slightly raised decking to prevent future flooding. The existing garden store is not historic and its replacement with a clearly ancillary structure is considered to be acceptable. Works to the bridge at the front of the property consist of surveying and monitoring and therefore do not require planning permission.

For the reasons outlined above this application is recommended for approval.

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 amendments to the design and scale of the proposed extension, so as to deliver sustainable development.