

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0595/FL

Development description: proposed glazed rear gable, construction of extension following removal of conservatory and parapet walls and extension of dual pitched central roof, together with replacement windows and erection of stable building

Site address: Bugle Cottage, Egton

Parish: Egton

Case officer: Miss Megan O'Mara

Applicant: Mr & Mrs McAndrew
Bugle Cottage, Egton, Whitby, YO21 1UT

Agent: Bell Snoxell Building Consultants Ltd
fao: Mr Louis Stainthorpe, Mortar Pit Farm, Sneatonthorpe, Whitby, YO22 5JG, United Kingdom

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	<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>Ground Floor Plan</td> <td>Sheet 5 Rev A</td> <td>22 September 2021</td> </tr> <tr> <td>First Floor Plan</td> <td>Sheet 6 Rev A</td> <td>22 September 2021</td> </tr> <tr> <td>Proposed Elevations (1)</td> <td>Sheet 7 Rev A</td> <td>22 September 2021</td> </tr> <tr> <td>Proposed Elevations (2)</td> <td>Sheet 8 Rev A</td> <td>22 September 2021</td> </tr> <tr> <td>Revised Window Details</td> <td>Quotation Doc.</td> <td>15 October 2021</td> </tr> <tr> <td>Proposed Stables</td> <td>ST10</td> <td>28 July 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	Ground Floor Plan	Sheet 5 Rev A	22 September 2021	First Floor Plan	Sheet 6 Rev A	22 September 2021	Proposed Elevations (1)	Sheet 7 Rev A	22 September 2021	Proposed Elevations (2)	Sheet 8 Rev A	22 September 2021	Revised Window Details	Quotation Doc.	15 October 2021	Proposed Stables	ST10	28 July 2021
Document Description	Document No.	Date Received																					
Ground Floor Plan	Sheet 5 Rev A	22 September 2021																					
First Floor Plan	Sheet 6 Rev A	22 September 2021																					
Proposed Elevations (1)	Sheet 7 Rev A	22 September 2021																					
Proposed Elevations (2)	Sheet 8 Rev A	22 September 2021																					
Revised Window Details	Quotation Doc.	15 October 2021																					
Proposed Stables	ST10	28 July 2021																					
3	MATS04	<p>Stonework and Roofing Tiles to Match</p> <p>All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.</p>																					
4	MATS00	<p>A solar control film is to be applied to the top half of the proposed glazing on the rear gable hereby approved within 3 months of the glazing being installed. Details of the solar control film is to be submitted to the Local Planning Authority and the specification must be agreed in writing prior to the film being applied to the glazing.</p>																					

5	RSUO16	<p>Stables - No Commercial Use of Stable - Ancillary to Dwelling (insert)</p> <p>There shall be no commercial use of the stable hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Bugle Cottage and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.</p>
6	MATS27	<p>External Timber Cladding to be Stained Dark Brown</p> <p>The external timber cladding of the stable building hereby approved shall be stained dark brown or left to weather naturally and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
7	GACS07	<p>External Lighting - Submit Details</p> <p>No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.</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	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.
3	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.
4	MATS00	In order to comply with the provisions of Policy ENV4 of the North York Moors Local Plan which seeks to ensure that new development maintains the darkness of the night skies above the National Park.
5	RSUO00	In order to comply with Policy CO20 of the North York Moors Local Plan which seeks to ensure that proposals for stables are well related to a domestic curtilage and to enable the Local Planning Authority to control

		any commercial use of the stables which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to Strategic Policy A of the Local Plan.
6	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.
7	GACS00	In order to comply with the provisions of Strategic Policy A 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.

Consultation responses

Environmental Health

No objection – 16 August 2021

Publicity expiry

Advertisement/site notice expiry date: 23 September 2021



This photo shows the rear elevation of the property, including the existing sunroom to be replaced.



This photo shows the proposed location of the stable building, to the rear of the main dwelling.

Background

Bugle Cottage is a relatively modern property of stone and pantile construction and is located within the Egton Conservation Area. The property has been heavily altered with flat roof extensions on the rear, together with the construction of a sunroom.

This application seeks planning permission to replace the existing sunroom on the same footprint, together with the construction of a pitched roof on an element of the existing flat roof to create a glazed gable on the rear of the dwelling. It is also proposed that the existing windows in the main dwelling are to be replaced.

The application also includes the erection of a stable building to the rear of the dwelling for private use.

Main issues

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.

Policy CO20 relates specifically to horse related development for private use, including stables, outdoor exercise arenas and permanent field shelters. The policy states that development will only be permitted where there is no unacceptable impact on the local landscape character or the special qualities of the National Park. Existing buildings must be used as far as possible and any new stables, yard areas and facilities are closely associated with existing buildings and are not prominent in the landscape. The scale of any new structures must appropriate to their setting and the design must reflect the principles outlined in the Authority's Design Guide. The development must not harm the amenities of neighbouring occupiers by reason of noise, disturbance, smell or other adverse impact; any lighting should be discreet in order to minimise light pollution.

Discussion

The proposed alterations to the property include the continuation of an existing pitched roof over an existing flat roof extension. The development will not increase the habitable floor space and will improve the overall design of the rear of the property. The extension of the pitched roof will create a gable on the rear, for which extensive glazing is proposed. The Authority's ecology team raised concerns about the level of glazing and the impact this would have on the quality of the dark night skies and as such the applicant has agreed to install a solar control film on a portion of the glazing as mitigation. In addition, the application include the replacement of the windows in the main dwelling. Due to the Article 4 Direction in place, the replacement of the windows requires permission. The Authority's Building Conservation team have not raised any objections to the proposals.

In regard to the proposed sunroom, this replacement structure will match the footprint of the existing conservatory and the development will improve the overall quality and design. The existing conservatory or any extension built after 1948 would not be counted as part of the original footprint when calculating whether the 30% extension limit set out in Policy CO17 is breached. However it is clear that any additional floorspace created by the replacement structure would be far below the 30% limit. The proposal therefore satisfies Policy CO17 in terms of its scale, appearance, position and materials.

Finally, the application include the erection of a timber stable building to the rear of the property. The area is well screened by existing vegetation and trees and it is not considered that the development would have a harmful visual impact on the surrounding area, nor would it impact the private amenities of any neighbouring residents.

In view of the above, the application is recommended for approval.

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 revised window and rooflight details, so as to deliver sustainable development.