

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0798/NM

**Development description:** non material amendment to planning approval NYM/2020/0355/FL to allow omission of chimney stack to approved extension

**Site address:** Woodcutters Cottage, 4 Darncomb Bungalows, Langdale End

**Parish:** Darncombe-Cum-Langdale End

**Case officer:** Miss Lucy Gibson

**Applicant:** Penny Stevens

Woodcutters Cottage, 4 Darncomb Bungalows, Langdale End, Scarborough, YO130LJ

**Agent:** Freddie Barker

16 Dale Rise, Burniston, Scarborough, YO130EG

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

Condition number	Condition code	Condition text									
1	PLAN03	<p>Non Material Condition</p> <p>The development hereby approved shall only be carried out in accordance with the specific amendment for the omission of the chimney stack to approved extension as shown on the following documents:</p> <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed extension</td><td>1301-1</td><td>18 October 2021</td></tr><tr><td>Proposed extension</td><td>1301-3</td><td>18 October 2021</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2020/0355/FL</p>	Document Description	Document No.	Date Received	Proposed extension	1301-1	18 October 2021	Proposed extension	1301-3	18 October 2021
Document Description	Document No.	Date Received									
Proposed extension	1301-1	18 October 2021									
Proposed extension	1301-3	18 October 2021									

**Consultation responses**

**Parish**

None received

**Third party responses**

None received

**Publicity expiry- N/A**



**Photograph showing front and side elevation of Woodcutters Cottage, 4  
Darncomb Bungalows, Langdale End**

## Background

No.4 Darncombe Bungalows is a modest semi-detached property situated on rising ground about a mile and a half south of the Hackness to Langdale End road. Darncombe forms a small hamlet of around nine properties which are all of similar design of dark stained shiplap boarded exterior cladding with a high, steeply sloping pitched roof. The row of properties are similar in appearance and all benefit from large gardens to the side and rear with access to the rear via a single track. Planning permission was granted in 2013 for the construction of a garden room to the side elevation but the extension was not implemented and the permission has lapsed.

In 2020 a further planning permission was granted for the construction of a garden room to the side elevation and raised terrace to the front. The garden room will measure approximately 5 metres by 5 metres, set back from the front and rear elevations by approximately 50cm. The proposed extension is identical in size, scale and form to that proposed in 2013 but has revised design. It is described as single storey but the overall ridge height is only 70cm lower than the main ridge, the floor plans indicating a vaulted ceiling. The front and rear of the extension is characterised by a set of four panel bi-fold doors and the gable end elevation has no openings and the whole structure would be clad in dark stained shiplap boarding to match the host property. A brick chimney stack was included and the roofing material is proposed to be cedar shingles to match the main dwelling.

This non-material amendment application seeks to omit the chimney stack from the extension approved in 2020.

## Local Plan

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.

## Main issues

The principle of this development has already been agreed with the approval of the original planning permission NYM/2020/0355/FL. The main issue in this case therefore is to assess whether the proposed omission of the chimney stack would materially affect the approved extension.

The applicant now wishes to utilise the existing chimney stack in the original building rather than constructing one on the extension. It is considered the required height of the chimney stack as a result of the combustible roofing material, would result in an appearance not in keeping with the character of the existing property and surrounding area.

Therefore, this non-material amendment is considered to be minor in extent and effect and will ensure the development will still be in accordance with Strategic Policy C (Quality and design of development) and Policy CO17 (Householder Development). The scale, height and form of the proposal does not detract from the character and form of the original dwelling or its setting in the landscape. The design is still well considered and is sympathetic to the host property and neighbouring amenity. As such, approval 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.