



Planning Statement

Long View, Rake's Lane, Lealholmside

1.0 Introduction

- 1.1 This Planning Statement has been produced to illustrate considerations behind a proposed extension and front dormer window at Long View, Lealholmside. It primarily aims to explain how the proposed changes are considered to enhance the character of the immediate area by addressing the shortcomings of the original design of the bungalow.

2.0 Character Assessment

2.1 Lealholmside

Lealholmside is a hamlet consisting of a string of buildings running along Rake's Lane in a roughly east / west orientation, perched on a hillside overlooking the village of Lealholm a short distance to the south. Whilst generally a linear settlement, Lealholmside could be considered to be centered around historic Lealholmside Farm and its dilapidated barns, which are likely to be considered a non-designated heritage asset.



2.2 The most common building type is historic generally vernacular development. There are however examples of other architecture including the polite style exhibited in GII listed Prospect House and the modern suburban “bungaloid” presence of Long View, the subject of this application, along with a further string of bungalows to the west of the settlement.

2.3 Long View

Built in connection with the adjacent Lealholmside Farm, Long View breaks from the linear form of Lealholmside by being part of a central scattering of built development, essentially consisting of the farm and its outbuildings and, nearby to the west, a row of cottages perpendicular to the road. The property can be described as 1 ½ storey, though despite having an upper floor the large roof slopes display the typical anodyne character expected in a bungalow. In planform and outline it is typical of many examples of low-rise residential development of the latter half of the 20th century.



2.4 Despite the compromised elements of its design, it appears that some thought was given to reflecting local character. Faced with sandstone, albeit in narrow partially random courses, and with relatively steep traditional roof pitches, it could possibly be called an example of “neo-vernacular”, being a re-interpretation of

local tradition. There are however regrettable deviations from that tradition, for example illustrated by the offset crooked chimney, concrete roof tiles, obtrusive fascia boards and the flat-roofed offshoot to the rear.

- 2.4 The plot boundaries are more traditional in character, consisting of drystone walls finished with what appear to be historic stone gateposts which may have been reclaimed from elsewhere within the adjoining farmyard. Due to the sloping plot the house sits within an excavated plateau, with the rear yard formed by the resulting stone retaining wall meaning the house is set into the landscape when viewed from the north.

2.0 Planning History

- 2.1 A search of North York Moors National Park records indicate no planning history is available.

3.0 Planning Policy

- 3.1 It has been established via pre-application discussion (NYM\2021\ENQ\18060) that the proposals are largely acceptable, though it was advised that the proposed dormer window should be re-located to the rear roof slope. As confirmed in the pre-application response, this proposal will be assessed against Policy C017 of the North York Moors National Park Local Plan and guidance within the Part 2 of the Design Guide SPD. However, due to the proximity to historic but non-designated Lealholmside Farm, it is suggested that Strategic Policy I may also be relevant.
- 3.3 Both policies are reproduced below:

“Policy CO17 - Householder Development

Development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will only be permitted where:

1. 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; 138 North York Moors National Park Authority Local Plan July 2020

2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling; and

3. The development reflects the principles outlined in the Authority's Design Guide.

In the case of extensions and alterations to the existing dwelling, the following criteria must also be met:

a) Any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension; and

b) The design and detailing should complement the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling.

Where permission is granted, future extensions may be controlled by the removal of permitted development rights. In the case of existing outbuildings and the development of new outbuildings, the following criteria must also be met:

i. The outbuilding should be required for purposes incidental to the residential use of the main dwelling;

ii. Any new or extended outbuilding should be proportionate in size and clearly subservient to the main dwelling;

iii. New outbuildings should be located in close proximity to existing buildings;

iv. If the proposal involves works to improve or extend an existing outbuilding, the original structure must be worthy of retention and capable of improvement; and

v. It should be demonstrated that any change of use of existing outbuildings is not likely to lead to future proposals for additional outbuildings to replace the existing use.

All proposals for residential annexes should also meet the requirements of Policy CO18 Residential Annexes.”

“Strategic Policy I - The Historic Environment

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. Development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area, including:

- 1. Features that contribute to the wider historic landscape character of the North York Moors National Park such as the legacy of features associated with the area’s industrial, farming, fishing and monastic past;*
- 2. Archaeological sites and monuments, comprising both upstanding and below-ground assets, including Scheduled Monuments and regionally or locally important non-designated monuments such as the Neolithic barrows and Bronze Age cairns, tumuli and stone circles;*
- 3. The vernacular building styles, materials and the form and layout of the historic built environment including Conservation Areas, Listed Buildings and regionally or locally important non-designated structures and buildings.*

Applicants will be required to provide a Heritage Statement of sufficient detail to allow an informed assessment of the impact of the proposed development on the significance of the heritage asset(s).

Harm to an element which contributes to the significance of a designated heritage asset (or to non-designated archaeology of national importance) will require clear and convincing justification and will only be permitted where this is outweighed by the public benefits of the proposal. Substantial harm will only be permitted where it can be demonstrated that the proposal would bring substantial public benefits that outweigh the harm or there are other exceptional circumstances.

Where non-designated heritage assets are affected, a balanced judgement will be taken having regard to the scale of any harm or loss and the significance of the asset and other material considerations.”

4.0 Proposal and Assessment

- 4.1 Fundamentally it is considered that the proposals will result in a marked improvement in the appearance of the building by addressing elements that do not reflect historic local character, some of which are understood to not require planning permission but are complementary to the overall scheme. These chiefly consist of re-roofing in clay pantiles, removing the fascia boards from the eaves and removing an existing bay window on the eastern side elevation.
- 4.2 As alluded to in the National Park response letter date 2 September 2021, it is understood that the most contentious element of this application is likely to be the proposed front dormer. It is acknowledged that adopted design guidance advises that dormer windows should be built to the rear and it is true nearby historic buildings have plain roof slopes.
- 4.3 It is conceded that Lealholmside largely consists of characteristic vernacular cottages of linear planform and the value of design guidance in protecting the simplicity of those forward elevations is appreciated. It is however posited that such guidance may not be entirely applicable in this situation. The front elevation of the bungalow is already characterised by articulation due to the presence of the protruding gable, which is a departure from the typical modest uniform

vernacular roof slope. It is therefore considered that the introduction of a traditionally designed and proportioned dormer is appropriate for these reasons:

a) It will have no impact on the vernacular linear roof-scape character of Lealholmside as the proposal relates to a modern house in a scattered cluster of buildings and already features an articulated roof-slope, and;

b) It will address the suburban “bungaloid” appearance by adding traditional character resulting in an overall improvement, as evidenced in other modern single storey development such as at Hawsker:



- 4.4 With regard to the rear extension, this is considered to be a clear enhancement on the current situation, the flat-roof being replaced by a traditionally pitched sloping roof whose gable will improve rearward aspects of Lealholmside. It has been designed to be subservient to the main building and, by specifying appropriate materials such as clay pantiles and sandstone facings will complement the existing house.
- 4.5 The modern style glazing at ground floor level is non-traditional but is considered to be properly proportioned and, whilst quality materials are intended to ensure an attractive finish, much of the ground floor will be screened from mid-distance views by the fact that the property is on a sunken plateau of land dug from the hillside behind.
- 4.6 The proposal to alter the chimney improves the current western elevation, which features a log-cabin style external chimney stack commonly found in

contemporaneous bungalows and was obviously a fashionable feature of that period. Re-aligning the chimney stack to reflect tradition adds more vernacular character to the property, resulting in another aesthetic improvement.

5.0 Conclusions

- 5.1 The overall scheme aims to impose traditional character upon the bungalow by making relatively limited but effective changes to the original design. The end result will be a house of more traditional style better suited to its surroundings by addressing its original shortcomings and complying with Policy CO17 and Strategic Policy I of the North York Moors National Park Local Plan.

Lion Heritage

19 November 2021