

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0811/FL

Development description: erection of replacement conservatory and installation of flue

Site address: Cawood Cottage, Staintondale Road, Cloughton

Parish: Cloughton

Case officer: Miss Lucy Gibson

Applicant: Mr M Hall

Cawood Cottage, Staintondale Road, Cloughton, YO13 0AX

Agent: Spectrum Design

fao: Mr W Henderson, 12 Willow Close, Saltburn, TS12 1PB

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> <p>Document Description Document No. Date Received</p> <p>Location plan 13/10/2021</p> <p>Existing and proposal elevational plans Sheets 1 & 2 13/10/2021</p> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>
3	MATS74	<p>Flues to be Coloured Matt Black</p> <p>All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
4	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>

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	MATS02	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	MATS01	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 building materials are of a high quality and compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

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	INF00	In order to protect the nocturnal wildlife and the quality of the dark night skies above the national park we recommend a solar control film to be applied to the glazing hereby permitted.

Consultation responses

Parish

None received

Environmental Health

No objections

Third party responses

Name

None

Publicity expiry

Advertisement/site notice expiry date- 16 November 2021



The principle elevation (southern) of Cawood Cottage and existing side conservatory



The west (side) elevation of Cawood Cottage with existing conservatory.

Background

Cawood Cottage lies on the west side of Staintondale Road to the north of Cloughton and comprises the main dwelling along with a detached stone outbuilding to the rear and a number of domestic timber sheds. The main dwelling is a 2 storey stone and slate building which is orientated at right angles to the road so the principle elevation faces south over the garden. The main access lies to the rear (north) of the property.

Planning permission was approved in 1975 for a rear first floor extension and in 2019 permission was granted for alterations and a single storey extension to a domestic outbuilding at Cawood Cottage, to enable its use as residential annexe accommodation.

This application seeks full planning permission for the construction of a replacement conservatory to the side elevation of Cawood Cottage alongside the addition of a wood burning flue.

Main issues

Local Plan

The relevant policies contained within the NYM Local Plan to consider with this application are Strategic Policy C (Quality and Design of Development) and Policy CO17 (Householder Development).

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.

Material Considerations

It would appear the existing conservatory was constructed in 1990 and is of timber construction with decorative ridge detailing. The proposed replacement conservatory is largely similar in style to the existing with a plain ridge. The replacement conservatory will sit on the existing conservatory footprint, extending 4.2m in depth and 4.7m in width.

The roof will be partially covered with grey slate to match that on the existing dwelling, with a roof light and double glazed u-PVC. The walls of the conservatory will also be constructed of double glazed uPVC units in a matt white with a wood grain finish.

The proposed wood burning flue will be in matt black and will sit against the west wall, slightly higher than the pitch of the roof of the main dwelling, yet lower than the chimney.

Despite the replacement of timber with uPVC it is considered that the partial slate roof will complement the character of the original dwelling. The scale, form, position and design will not detract from the original character or form of the original dwelling. It is considered a plain ridge more closely reflects the principles outlined in the of the Authority's Design Guide.

The flue will not be visible from the main highway to the east of the property, and the conservatory will only be partially visible.

Therefore it is considered that the proposed conservatory and flue adheres to Strategic Policy C and Policy CO17 and as such the 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.