

NYMNPA

03/12/2021

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Planning & Diversification Consultants

Mrs Hilary Saunders MRTPI
Planning Team Leader
Development Management
North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

11 November 2021

Our Ref: HOL.R 2021.03

Dear Mrs Saunders

Proposal: Full Planning Application – Proposed removal of existing sun room, construction of a single storey extension and installation of an air source heat pump at Folly Cottage, 3 Sneaton Hall Cottages, Sneaton, YO22 5HP

1.0 Introduction

1.1 Please find attached a full planning application for the above mentioned proposal. This application has been the subject of a pre-application enquiry, reference NYM\2021\ENQ\18122. In responding to this enquiry, officers have outlined that the proposed replacement extension would represent a significant improvement in terms of materials and design from the existing, and as such have confirmed that support is likely to be given in the event that a formal application is submitted. This would be subject to the proposed flue being finished in matt black.

2.0 Application Particulars

2.1 This full planning application is supported by the following plans and particulars: -

- 001 Location Plan;
- 002 Site Plan as Existing;
- 003 Floorplan, Roof Plan, Sections, Elevations as Existing;
- 004 Visualisations as Existing;
- 101 Site Plan as Proposed;
- 102 Floorplan, Roof Plan, Sections, Elevations as Proposed;
- 103 Visuals as Proposed.

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3.0 Relevant Planning Policy

3.1 In its pre-application response officers have confirmed that the relevant planning policies for the determination of this application would be as follows: -

CO12 Conversion of Existing Buildings – The planning history confirms that the original property was created from a previous barn conversion scheme. Policy CO12 seeks to permit conversion schemes only where, amongst other criteria, the building is appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings. This principle follows on after the scheme is completed, in order to retain the buildings original character and consequently, later extensions are generally resisted.

CO17 Householder Development – This policy seeks to ensure 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 the scale, height, form, position and design do not detract from the character and form of the original dwelling or its setting in the landscape; does not adversely affect the residential amenity of neighbouring occupiers and reflects the principles outlined in the Authority's Design Guide. In the case of extensions and alterations to an existing dwelling, 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 reasons; the design and detailing should complement the architectural form and character of the original dwelling.

4.0 The Proposals

4.1 The proposals comprise a modest single storey extension to replace an existing sunroom located to the rear (eastern side) of the property. The proposed extension will facilitate wider reorganisation of the existing ground and first floor layouts to make the accommodation work better for the new owners of the property. Re-roofing of the existing property is proposed due to leakages. An additional roof light will also be installed.

4.2 The extension is subservient in height, size and scale to the existing host property (an increase of approximately 18% which is under the 30% limit and in compliance with Policy CO17), and will be constructed of materials to match the existing property. The existing heating and hot water supply are to be upgraded to an air source heat pump system, to be installed on the rear (eastern) elevation of the property. The proposed flue will be matt black, as per the advice of officers.

4.3 The proposals are considered to be compliant with Policies CO12 and CO17 of the adopted Local Plan with respect to safeguarding the character and appearance of the originally converted building, the character of the local area, the special qualities of the National Park, their subservience to the main dwelling and their scale, height, form, position, design and impacts on landscape setting and residential amenity.

5.0 Conclusion

- 5.1 This is a full planning application for the proposed removal of existing sun room, construction of a single storey extension and installation of an air source heat pump. The application has been the subject of a pre-application enquiry and officers have confirmed that they would be minded to support the proposals.
- 5.2 We look forward to receiving your decision as soon as possible. Please get in touch if you need any additional information.

Yours sincerely

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- NOTES**
1. All new walls to be in matching materials.
 2. All windows/ doors to be of new timber construction set in deep reveal.
 3. Timber goods to be painted in colour to be agreed upon with the Area Planning Team.
 4. All low pitch lean-to roofs to be rebuilt as a double roof system with underlying flat roof build up and clay pantile on top to retain appearance.
 5. Coping stones next to lean-to roof to be raised to allow for suitable waterproof roof build up.
 6. Additional rooflight in Bedroom to match existing rooflights in type and size and appearance.
 7. Heating and warm water supply system to be upgraded to an air source heatpump system. External unit to be placed on the East elevation next to the proposed utility room.
 8. No Highway access implication.
 9. Topwater disposal to remain as existing/pick up existing site system.
 10. Foul disposal to remain as existing to mains - no foul water implication.
 11. Existing services to be picked up and utilised.

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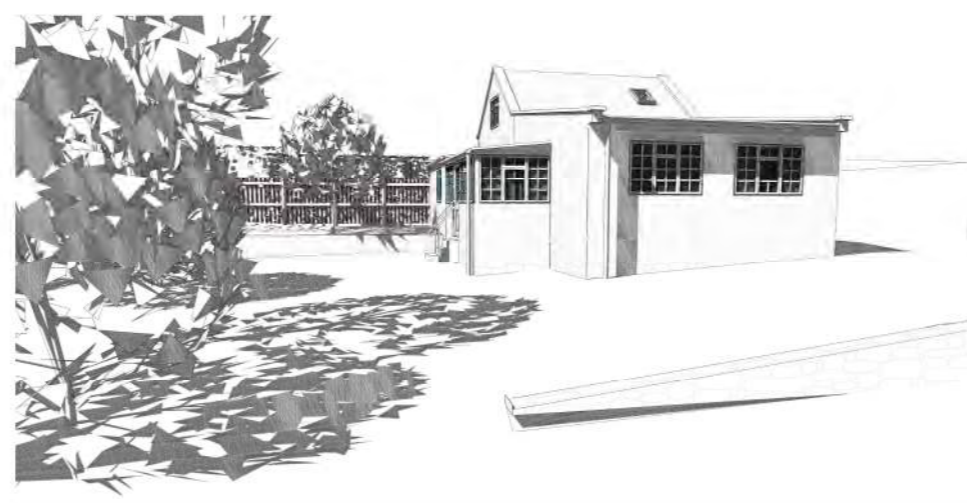
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project: Erection of a single storey extension to replace existing sunroom at Folly Cottage, 3 Sneaton Hall Cottages, Sneaton, YO22 5HP

client: Richard & Claire Holdsworth

drawing title: Visualisations - As Existing

scale @ A2: date: October 2021

drawn: ABR checked:

job no: HOLR 2021.03 drawing no: 004

issue status: Planning revision:

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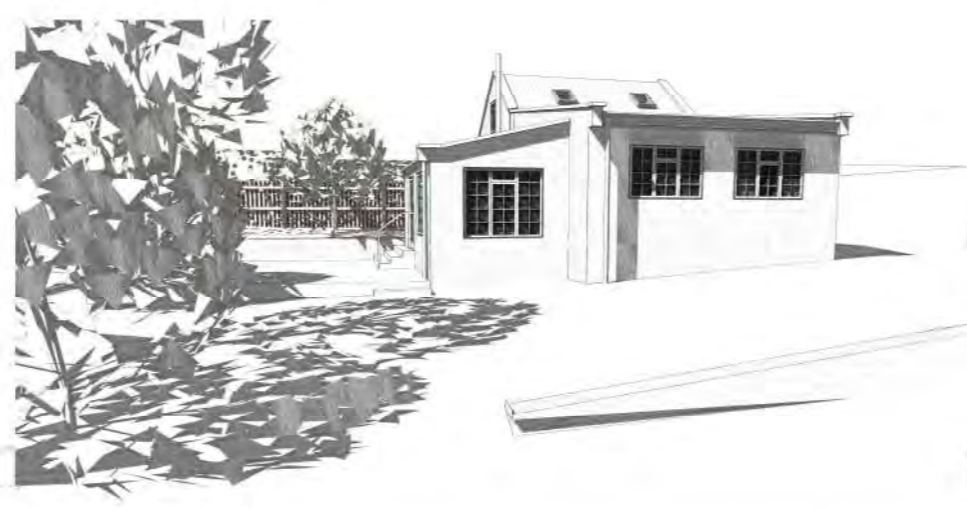
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