

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0866/FL

**Development description:** erection of building for garage, workshop, storage and agricultural purposes and to house biomass heating system

**Site address:** Scribbling Fold, Kirk Gate, Silpho

**Parish:** Silpho

**Case officer:** Mrs Jill Bastow

**Applicant:** Mrs Lorna Harrison  
Scribbling Fold , Kirk Gate, Silpho, Scarborough, YO13 0JH

**Agent:**

## Director of Planning's Recommendation

Approval subject to the following: / Refusal for the following reason(s) delete as appropriate

### Condition(s)

Condition number	Condition code	Condition text
1	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2	PLAN02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
3	MATS19	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
4	MATS74	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.
5	GACS00	No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be of a style and luminance which minimises glare and light pollution. All lighting fixtures should be shielded/fully cut off to prevent upward and minimise horizontal light spill and all lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.

### 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 Strategic Policies A and C of the North York Moors Local Plan which seek to conserve and enhance the special qualities of the National Park.
3	MATS00	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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.
5	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies

## Consultation responses

### Parish

No objection

### Highways

No objection

### Third party responses

No comments received

### Publicity expiry

Advertisement/site notice expiry date: 12 December 2021



View of the existing concrete hardstanding and concrete block walls which will form part of the proposed garage/workshop/store



View of the rear of the site with the steel stanchions evident

## Background

Scribbling Fold is a former barn conversion and forms part of a larger complex of converted stone farm buildings at North Farm, Silpho. The host property is linear in form, running north-south perpendicular to the road and in addition to the main living accommodation of the applicants, which also includes a small office. The domestic curtilage to the property extends to the east beyond which is an area of crushed stone for parking and a large agricultural shed.

Planning permission is sought for the construction of a garage/workshop/biomass boiler room on an existing area of concrete between the applicant property and the agricultural building. There is at present steel stanchions and concrete block walls to 3 sides and the proposal would be to extend the walls with vertical timber boarding under a mono-pitched box profile sheeted roof with a flue to serve the boiler. The overall height of the building would be 4.9 metres to the front (the high point of the mono-pitch roof) and 3.8 metres to the eaves at the rear. In plan it would measure 6.5 metres deep and 13.6 metres in width.

## Main issues

The overarching policies relevant to this application are Strategic Policy A (Achieving National Park Purposes and Sustainable Development) and Strategic Policy C (Quality and Design of Development); Policy CO17 (Householder Development) however provides the detailed criteria that the proposal needs to satisfy. Also of relevance is Policy CO12 (Conversion of Existing Buildings in Open Countryside). The host property is a former barn conversion and in the justification to the policy it advises that in instances where a building has already been converted, the criteria of Policy CO12 will be applied to ensure that the original character of the building is not lost.

Policy CO12 in relation to the development of new outbuildings for domestic use requires that the proposal should be required for purposes incidental to the residential use of the main dwelling; that any new or extended outbuilding should be proportionate in size and clearly subservient to the main dwelling; and that new outbuildings should be located in close proximity to existing buildings.

In this case the proposed garage/workshop/biomass boiler store would be located on an existing area of concrete, which is visually and functionally related to the host dwelling although not attached to it or within the immediate curtilage. It would be attached to the existing agricultural building used for stabling which lies to the east and would make use of the existing concrete block walls and steel stanchions which provide evidence of a historical presence of a previous structure on the site. Whilst equivalent in size to a 4-bay garage, it would provide a double garage, biomass boiler room and pellet store which is not considered to be disproportionate in size to the host property and would be subservient to it. It would have the appearance of an extension

to the agricultural shed, being constructed with lower concrete block walls with vertical timber boarding above.

As this proposal is for a garage/workshop/biomass boiler store, detached from the original barn conversion and adjoining an existing modern agricultural shed it is not considered that the character, appearance of setting of the host property would be adversely affected and the proposal would comply with the criteria of Policy CO12.

#### **Explanation of how the Authority has worked positively with the applicant/agent**

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.