

PLANNING SUPPORTING STATEMENT

NYMNPA

17/01/2022

At: Susannah Hill,
Browside,
Ravenscar

Cheryl **Ward**
Planning

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Rev/version no.	Date	Amendment details	Revision prepared by
V2	17 Jan 2022	Client amends	CWP

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1.0 Introduction

- 1.1 Acting upon the request of the applicant, Cheryl Ward Planning has been appointed to submit a planning application in relation to the area outlined in red on the attached location plan at Susannah Hill, Browside, Ravenscar, Scarborough, YO13 0HN.
- 1.2 Our client has instructed a revised scheme be submitted following the recent refusal of planning permission (NYM/2021/0637/FL) in order to address the LPA's concerns with regard to scale, form and massing (including 30% policy criteria).
- 1.3 This is a revised application for a first floor extension (only) to serve the east elevation. The client's objective for the proposal is to secure a third bedroom in order that the family can remain at the property.
- 1.4 In so far as possible, the applicant himself is keen to ensure it is a scheme that would not detract from the character and form of the original dwelling which could in addition, risk undermining their own enjoyment of the dwelling as well as National Park purposes.
- 1.5 The accompanying plans are prepared by Design 4 Architecture Ltd and can be used to identify the site together with what is being proposed.
- 1.6 In summary, consent is sought under a householder application for planning permission for works or extension to a dwelling under the Town and Country Planning Act 1990. The site falls within the North York Moors National Park for planning jurisdiction.
- 1.7 The dwelling is a principal residence dwelling meaning that the applicants permanently reside at the property and is where they operate a successful holiday cottage enterprise.
- 1.8 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal.

3.0 Planning History

- 3.1 A search of the North York Moors National Park's online search facility has revealed that the application site has the following planning history:

NYM/2021/0634/FL – Alterations, construction of first floor rear and side extensions together with alterations to roof to create balcony at Susanna Hill, Browside, Ravenscar - Refuse.

NYM/2019/0040/FL – Construction of single storey extensions and 1 no. dormer window at Susannah Hill, Browside, Ravenscar – Approve.

NYM/2008/0641/FL – Construction of single storey extension at Susannah Hill Cottage, Browside, Ravenscar – Approve.

NYM/2007/1048/FL – Construction of a single storey side extension at Susannah Hill Cottage, Browside, Ravenscar - Approve.

4.0 Pre-application advice and front loading

- 4.1 Paragraph 39 of the NPPF advises that early engagement has significant potential to improve efficiency and effectiveness of the planning application system for all parties. Good pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
- 4.2 Paragraph 130 of the NPPF advises that planning policies and decisions should ensure that developments will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development; are visually attractive as a result of good architecture, layout and appropriate and effective landscaping; and are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change.
- 4.3 The LPA appreciate that the existing internal layout does not easily lend itself to an easy living arrangement with 2 first floor bedrooms. During the course of the previous application however this was not considered to be compelling planning considerations that weighed in favour of the planned increase in floorspace. The view taken, was that it would result in the loss of what the LPA considered to be a smaller, more affordable dwelling within the National Park.

Additional background information in support of application

4.4 There are 4 buildings on the site and the applicant owns 3 of them therefore there are no neighbouring properties in the immediate vicinity of the site.

4.5 The applicant resides at Susannah Hill. Browcote 1 and 2 are within the applicant's ownership and operated as holiday lets, i.e. their business. Their entire professional and personal life is rooted on these few acres of land. More recently, life has dealt them a child and she needs a bedroom.

4.6 Policy CO17, Point 3(a) (amongst others) states:

"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".

4.7 They feel that their personal situation does warrant several 'compelling planning considerations'. The main one being, that the alternative of relocating their home and business makes no sense whatsoever, given as stated, their main business is here.

4.8 During a meeting at the National Park offices on 24 November the planner asked whether the applicant could reside in any of the other buildings on the site owned by them i.e. Browcote, the holiday lets owned by them.

4.9 For clarity, these other buildings have been eliminated on account of them either not being suitable for habitable purposes or for similar reasons i.e. the holiday cottages do not achieve the desired number of bed spaces therefore not meeting the applicants requirements. Susannah Hill is their home where they wish to reside for themselves and their family/children in the long term future.

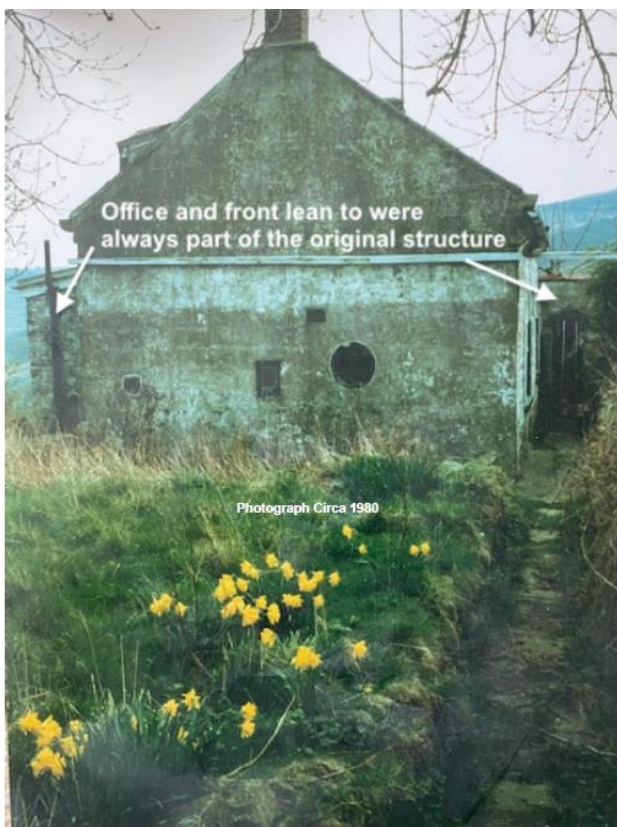
4.10 In summary, the proposal now for consideration, would provide the increased bed space and make the currently impractical layout of the dwelling more usable for them and future users.

Building/existing habitable floor space

4.11 With regard to the 30% criteria (3 a)) set out in **Policy CO17**, it is considered necessary to clarify that the area incorporated in the dwelling, referred to on the plans as 'Study' is part of the existing habitable floorspace.

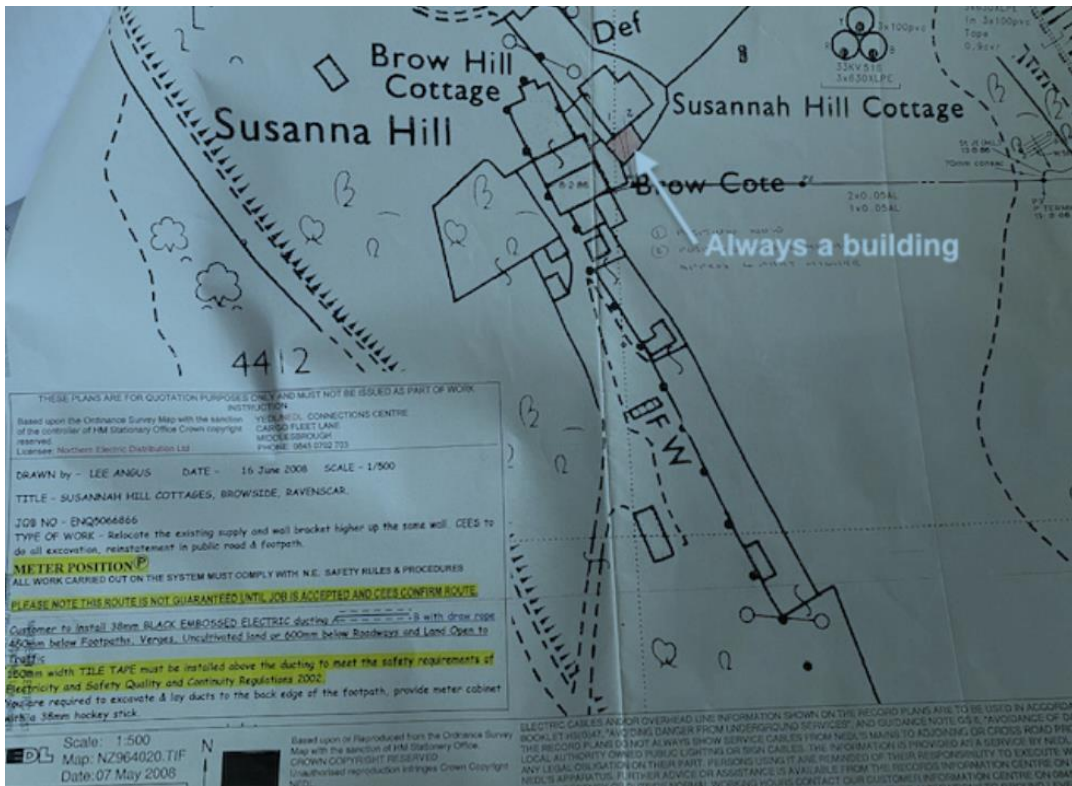
4.12 The study was a domestic outbuilding; part of an original outbuilding (as agreed with the LPA). Susannah Hill was a pub in the 19th century. The enclosed area to the south side became the study, is where the beer barrels were kept.

- 4.11 The roof of the 'walled enclosure' forming the 'Study' had previously fallen in at some point during the early 20th century. It should never have originally been classified as 'new living space', although this would not have been referenced at that time.
- 4.12 Photograph (P1) below is taken from the 1980s - it clearly shows a building with roof where the study was subsequently built in 2008. The utilities map/plan (P2) below also alludes to this existing building.
- 4.13 On account of the roof having fallen in at some point, the previous owner rebuilt the old structure (see photograph P4 and P5 below) with an access door to the cottage.

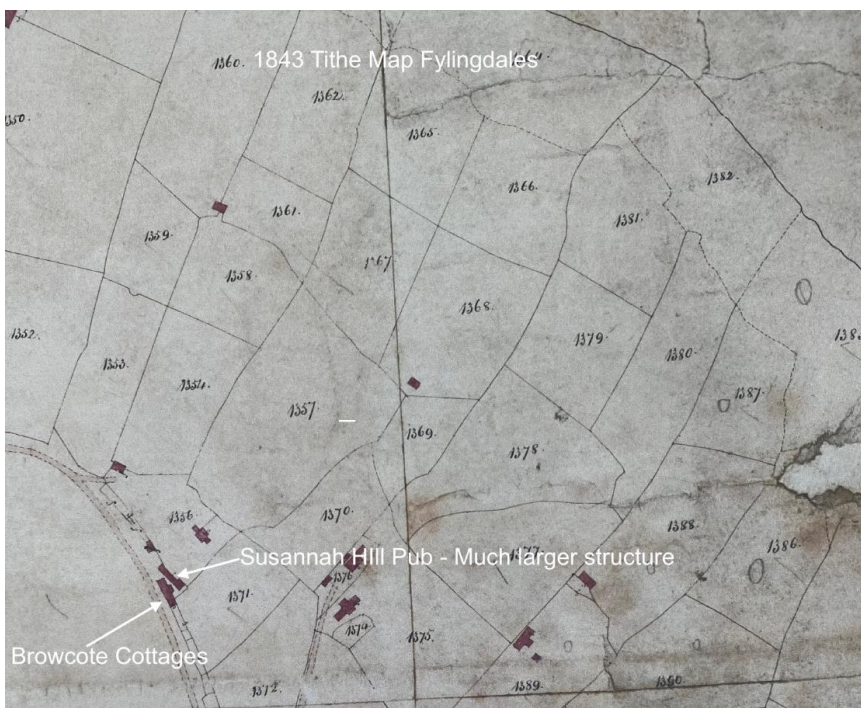


P1, - Image showing the property in the 1980's with original walling indicating the outline of the structure (Study).

Continued ...



P2, - Utilities map showing the existing part of the dwelling (Study) in red.



P3, 1843 Tithe Map Fylingdales.

Continued ...



P3a, - Zoomed in version of P3.



P4, - South side elevation showing the flat roof structure now in situ



P5, - Flat roof (south side).

4.14 To clarify, the only additional extension to Susannah hill is the dining room in 2008 under planning permission **NYM/2008/0641/FL**.

4.15 Based on the evidence above, and in terms of justifying 'existing habitable floor space', it is concluded the Study is built on an existing/original structure and is therefore an 'original' structure.

- 4.16 It is concluded, the original building is approx. 100m² (inclusive of the Study). The proposed first floor extension (inclusive of all existing extensions) equates to around 32m².

Smaller dwellings in the National Park (Policy CO17)

- 4.17 In addition to the above, the Council previously considered that the significant increase in floorspace would result in the loss of a smaller, more affordable dwelling within the National Park.
- 4.18 At a recent planning appeal, for a property in the National Park, the Planning Inspector set out that the loss of smaller, more affordable dwellings is not referred to directly within **Policy CO17** of the NYM Local Plan.
- 4.19 However, the policy explanation states that very large extensions can be overbearing, and proposals which incrementally extend small dwellings beyond their original size can have a detrimental impact on the character of an area, and the mix of dwelling types needed to sustain balanced communities.
- 4.20 It goes on to state, that limiting the size of new extensions can avoid the loss of smaller more affordable dwellings in the National Park.
- 4.21 The Inspectors decision confirmed that there is no evidence to establish the mix of dwelling types needed to sustain balanced communities within the National Park, and how the proposed development would or wouldn't affect this mix.
- 4.22 It was also confirmed there is limited evidence on affordability within the National Park, and the evidence presented in the appeal indicated that the said property value may not (in any case) be affordable. Furthermore, the resultant dwelling (in the appeal case) would still remain a relatively modest sized 3 bedroom property.
- 4.23 The Inspector concluded that the proposed development would not have a harmful effect on the mix of dwelling types needed to sustain balanced communities within the National Park. Whilst there would be some conflict with Policy CO17 of the Local Plan, in that it would exceed 30% of the original habitable floorspace, it would nevertheless comply with the overall thrust of the policy in that it would not harm the character and appearance of the area or the mix of dwelling types needed to sustain balanced communities in the National Park. Therefore, taken as a whole, it would not conflict with Policy CO17 of the Local Plan.

The Inspectors comments echo the thrust of the previous Local Plan (Development Policy 19 – Householder Development) and the extant Design Guide (Part 2) which remains in place.

- 4.24 The recent appeal decision is relevant to this case, and working to align with planning **Policy CO17** of the NYM Local Plan the applicant has taken on board the officer's advice and entered into further discussions and a revised scheme which significantly reduces the amount of extension to Susannah Hill Cottage. The scheme therefore proposes there be no alterations to the side or principal elevation. Rather development is confined to the seaward elevation and a small overhang at the entrance to the property.
- 4.25 To that end, the proposal has been re-adjusted in line with the Authority's pre-application advice and in alignment with the Design Guide for householder extensions. Further care has been taken to ensure the massing of the extension does not adversely impact on the space about the dwelling.
- 4.26 The applicant has acted on the questions at page 9 of Part 2 of the Design Guide which requires him to think about the following:
- **Is the extension really needed?**
 - *The circumstances of the family have recently changed. They wish to stay in Ravenscar, continue to school their children locally and be a part of a local community and make use of other local facilities.*
 - *With this in mind the size and housing needs of the applicant has been objectively assessed and an extension is planned to deliver an additional bedroom (taking it to a 3 bed dwelling) and is not limited to the short term rather it is to be over the lifetime of the development.*
 - **What form should the new extension take?**
 - *The extension is designed within the parameters of the site so that it will function well with the existing accommodation and add to the overall quality of accommodation without harming local distinctiveness.*
 - *It secures development on the seaward side of the property rather than at the side/rear (into the hillside).*
 - *Maintains the important visual break between the house and Browcote and for this to be maintained free from obstruction by buildings or otherwise.*
 - *Views through the site are retained and there is far less of an immediate change – now transferred to the seaward side of the existing property.*
 - *Maintains the original floor layout and utilitarian linear form of external areas.*
 - *General overall massing and scale are significantly reduced to break up the long run of development.*
 - **What are the characteristics of the area or settlement?**
 - *The defining characteristics of the locality are said to be a traditionally built form, Susannah Hill being a former Coaching Inn.*

Continued ...

- *The property previously had little architectural merit however overtime and with commitment from the occupier it has significantly enhanced over the passage of time.*

- **What are the building characteristics and detail of neighbouring properties?**

The area comprises open countryside with sporadic properties dotted along Browside. The building characteristics of the locality is that of traditional stone, brick, render and pantile dwellings, outbuildings and extensions and other additions.

- **What are the potential impacts of an extension on my neighbours?**

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

- **Could existing energy efficiency or other sustainability principles be improved as part of the extension or alteration?**

The development will be built to Building Regulations standards which seek to take on board model sustainability principles.

4.27 The Officer's advice in relation to the pre-application responses has been fully acknowledged and acted upon. Since receipt of the refusal, the scheme has been developed in line with the design team at Design 4 Architecture and further assessments and research of the site have been carried out and presented through this revised application.

4.28 The planning statement sets out the overall case for the proposed development and is supported by the following documents:

- Planning application forms.
- Design and Access Statement.
- Existing site layout - D420031/01.
- Existing floor plans - D420031/02.
- Existing elevations - D420031/03.
- Proposed site layout - D420031/04 B.
- Proposed floor plans - D420031/05 B.
- Proposed elevations - D420031/06 B.

Site location

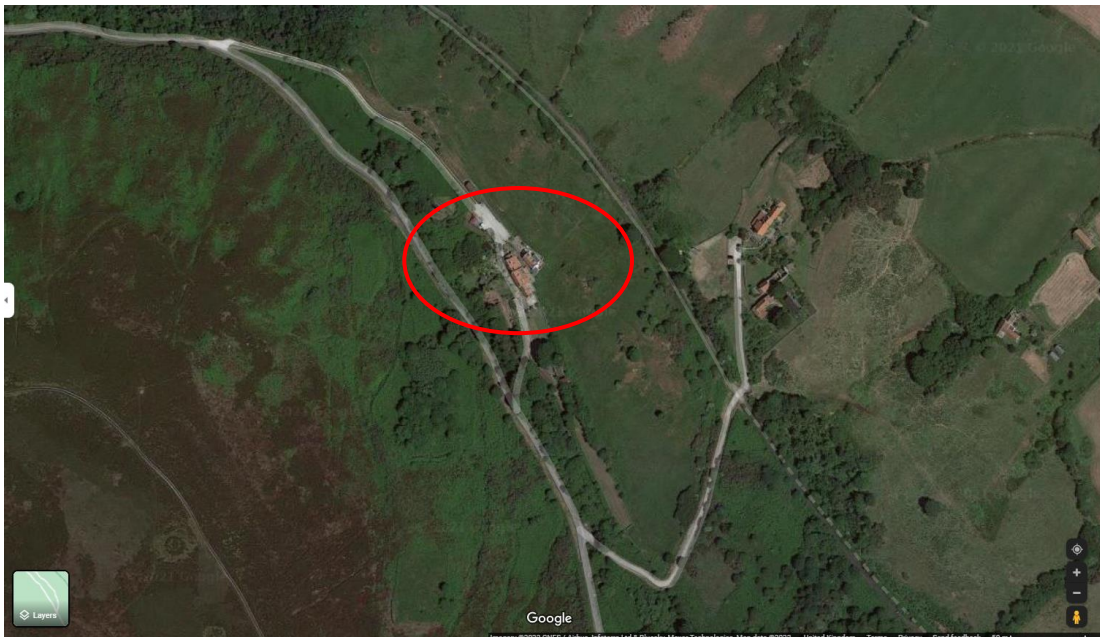


Fig 1. – Application site – Susannah Hill, Browside, Ravenscar. Source: Google imagery - <https://www.google.co.uk/maps/place/Ravenscar,+Scarborough/@54.4056753,-0.5161824,460m/data=!3m1!1e3!4m5!3m4!1s0x487f3e5a74f33471:0x8ee9805fe95da525!8m2!3d54.4019111!4d-0.4908389> – used for illustrative purposes only.

5.0 The Site

Site context and surroundings

- 5.1 The application site is located in the North York Moors National Park and is located some 1.2 miles west of Ravenscar on the east coast hinterland.
- 5.2 Access is taken from Scarborough Road prior to the descent down into Ravenscar. Heading in a westerly direction the road skirts along the brow top prior to dropping down towards a cluster of properties on the valley/cliff side, Susannah Hill is the first off the access road. The access does not serve any other property other than the applicants dwelling and holiday cottages operated and managed from Susannah Hill. The track is a private track some 225 metres long. The site has a good size car park.
- 5.3 In a wider context, the site is located 8 miles north of Scarborough and 6.5 miles south of Whitby and is within easy reach of the NYM Moors and east coast.
- 5.4 Susannah Hill Cottage sits between the historic alum works of Low Peak which is a designated as Scheduled Ancient Monument and together with the nearby and are unaffected by the development proposal.

- 5.5 The area is well linked to a network of roads, footpaths (including the Cinder Trail) and cycle paths and bridleway ways. This means the site can be sustainably linked from one site to another without necessarily using a car.
- 5.6 Path No. 334017 and Path No. 334019 lie in close proximity to the application site however both are unaffected by the proposed development including during and after construction of the development.

Local Landscape and Topography

- 5.7 The local landscape can be described as an area mixed with local quarries and former alum workings within the cliffs mined predominantly for ironstone and alum. The vegetation pattern and site characteristics is irregular, and the cliffs appear to have botanical interest with the local habitat consisting of dry heath, bracken, scrub, sand shingle and semi-natural deciduous woodland. Fantastic views of the coast line are available at the site.
- 5.8 There are no trees present at the application site or close to Susannah Hill Cottage that would be affected by the proposed development.
- 5.9 The land is deeply incised with quarry edges nearby and winding watercourses that flow towards the sea and with the property being in a remote location this provides a sense of calm and tranquillity.
- 5.10 The dwelling is built into the land and sits below the access road and is accessed via an existing well established track carved into the hillside to create level access as mentioned earlier in the Statement.
- 5.11 Boundary treatments are not commonly found in the locality.
- 5.12 In summary, the area falls within the 'Coast and Coastal Hinterland' as defined in the Authority's 2003 Landscape Character Assessment. The landscape here is described as undulating or rolling coastal and coastal hinterland with characteristic coastal settlements and fishing villages crowded into tight cliff-foot locations or confined to narrow valleys where they meet the sea. Other deep valleys are frequently lined with deciduous woodland, which contrasts with the openness of the surrounding farmed landscape.
- 5.13 In planning terms, the site is deemed to fall in the 'open countryside' which is defined as areas with no development, sporadic development or isolated buildings.

Geographic Information

- 5.14 Magic provides authoritative geographic information about the natural environment from across government. The information covers rural, urban, coastal and marine environments across Great Britain including the application site and is a reliable source of information.

- 5.15 It confirms that the majority of land to the south west (outside of the application site) is Registered Common Land and is a Site of Special Scientific Interest (SSSI), Special Area of Conservation (SAC), Special Protection Area of Conservation and Protection (SPA) and Ramsar Sites (England). These areas are outside of the applicant's control and would be unaffected by the proposed development.
- 5.16 Any nearby woodland (whilst of a High Spatial Priority) do not comprise ancient woodland.
- 5.17 Snipe, Curlew and other farm birds can be found to exist in the locality.

Flood Risk

- 5.18 The Governments long term flood risk information database shows the application site at extremely low risk from flooding from sea, surface water and reservoirs. A flood risk assessment is not deemed to be necessary in this instance.

Soilscape

- 5.19 Local soil structure is described as slowly permeable and seasonally wet acid loamy and clayey soils. It is a medium carbon type and drains to the local stream network. It has seasonally wet pastures and woodlands and with land cover comprising grassland with some arable and forestry. Up to % of this type soilscape is found in England.

6.0 The Proposal

Introduction

- 6.1 This Design and Access Statement is prepared by Cheryl Ward Planning and is submitted in support of this planning application.
- 6.2 The primary purpose of the development is to provide a larger, more functional and flexible bedroom space at first floor level as well as a subtle attempt to create a link between the private outside spaces around the dwelling and garden. The accompanying plans seek to show how this can be achieved on the site without harming the special qualities of the area.
- 6.3 This fits with a wider overarching need to live at the site and is required as part of a larger business which takes in the properties known as Browcote 1 & 2 which are located directly behind Susannah Hill Cottage and are within the applicants ownership.
- 6.4 In essence, the whole site works in unison and the scheme has the support from the local MP (Robert Goodwill) and together with a response from the National Park in which they explicitly state they are 'keen to find a solution' with the owners/applicants.

Extension

- 6.5 To provide the required space it is proposed to introduce a first floor extension to the east (seaward) elevation (rear) of the house taking in a small section of the amenity ground whilst retaining a good of amenity space for the host property for existing and future users of the site.
- 6.6 The property is applicant owned and is a principal residence dwellinghouse. The occupants are parents to three young children. They have plans to reside in the house for the long term future however they find themselves in urgent need of additional floorspace to accommodate their change in circumstances.
- 6.7 The extension is to be built over the projecting element of the living room to create a master bedroom and project slightly further than the existing building line together with a veranda/covered area at ground level.
- 6.8 The first floor extension would take in less than 50% of the whole of the elevation with the main body of the dwelling remaining the dominant form. The extension will sit on a level platform meeting ground levels within the existing building.
- 6.9 The transitional area where access will break through into the proposed accommodation will take place on the landing of the existing staircase and a step up will be created into the proposed master bedroom.
- 6.10 The property's current entrance area which will not change as a result of the development except for the introduction of a modest zinc canopy. This will remain the principle entry point to the house where an internal porch is already in place for boots etc.

- 6.11 The extension reaches a similar height as the main roof of the dwelling albeit tucking in just below the ridge line and has the same eaves line on account of the fact that the first floor is already within the roofspace. A lowered eaves lines would not work.
- 6.12 The total habitable floorspace created by the extension, taking account of other habitable floorspace (including the Study) equates to 33.3%.

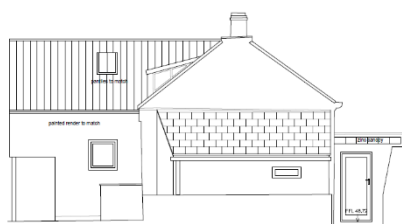
Windows/doors

- 6.13 The scheme proposes to lose one of the existing dormer windows on the east roofspace. New windows and doors avoid losing the fundamental solid to void ratio.
- 6.14 On the seaward facing elevation the applicant intends to place a larger openings on account of the spectacular sea views and to form a direct link with the outside albeit maintaining a good amount of stonework around the opening itself.



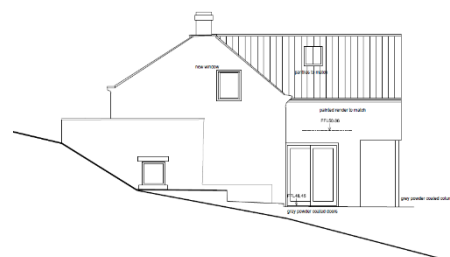
Fig 2. – East (seaward) elevation.

- 6.15 On the north and south elevations the applicant has followed the Officers guidance by offering up a traditional yet innovative form of development over two over the ground and first floors.



NORTH ELEVATION

Fig 3. – North facing elevation.



SOUTH ELEVATION

Fig 4. – South facing elevation.

- 6.16 The position of the extension is chosen as it culminates in the least harmful loss of space and maintains flow and function throughout existing external spaces about the dwelling without necessarily having to pass through one room to get to another.
- 6.17 The extension would take on a simple linear form which the planner's reference during pre-application discussions and is receptive to the scale, height, form, position, design and materials of the host building in order to be subservient.
- 6.18 The accommodation provides 1 no. further bedroom (master) at first floor increasing the property from a two bed to a three bed property sufficient for the applicants needs in the long term future. As such, it remains a relatively modest dwelling.
- 6.19 In summary, the existing dwelling, landscape and its features are not considered to be a constraint with regards to the introduction of a first floor extension nor would a future development adversely affect the special qualities of the area and the area's prevailing 'coastal' landscape character.

Materials

- 6.20 The construction method and materials are offered with a mixture of painted render to match the existing under a pantile roof to create strong compatibility between new and existing parts of the dwelling.

Appearance

- 6.21 In summary, the approach in terms of design is to create a dwelling that is both functional and operational for a modern family and one that mimics key connections to the traditional characteristic of a NY Moors house for example:
- Matching materials compatible with the locality.
 - Non-interlocking pantile roof.
 - Robust materials.
 - Subservience to nearby structures i.e. hierarchical elements of the dwelling which diminish in height and scale so as not to over dominate.
 - Stonework to window ratio - well balanced.
 - Creates a balance between the existing internal house levels and external levels

Access

- 6.22 Vehicle access to and from the site will remain unchanged. Accessing the site for the purposes of the proposal does not pose a constraint to the development or other road users.

7.0 Planning Policy Context

- 7.1 This section outlines the principal planning policies that pertain to the proposed scheme.
- 7.2 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control.
- 7.3 Under Section 70 of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National Planning Policy (NPPF) (2020)

- 7.4 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 7.5 The NPPF is a contributing material consideration. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 7.6 Paragraph 7 states that 'at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.
- 7.7 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.
- 7.8 To fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.
- 7.9 Paragraph 9 of the NPPF states that 'planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'.
- 7.10 Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

- 7.11 Paragraph 127 states that plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.
- 7.12 Paragraph 128 advises the LPA should provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.
- 7.13 Paragraph 129 advises that design guides and codes can be prepared at an area-wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.
- 7.14 Paragraph 130 seeks to ensure that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

Continued ...

e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7.15 With respect to development in National Park's, paragraph 176 of the NPPF states that Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

North York Moors National Park Authority – NYM Local Plan (2020)

7.16 Applications for planning permission are primarily considered against policies set out in the 'development plan' for the North York Moors National Park. This is made up of a series of formal planning documents that have been through a period of consultation and testing and have been subsequently formally adopted by the National Park Authority.

7.17 The NYM Local Plan was adopted on 27 July 2020 and will be in place for the next fifteen years. It seeks to balance the overriding need to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. It acknowledges that there is a need for new homes, jobs and services.

7.18 The role of this Plan is said to manage the 'often competing aims by putting in place a set of policies to guide careful decision making on where new development will be located and how it will look and function'. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.

7.19 An overall summary of national and local planning policies considered relevant to the case are summarised in the table below:

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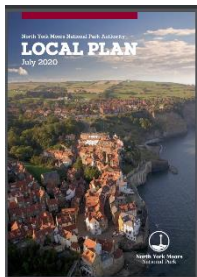
DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2020)	Paragraphs 2, 7, 8, 9, 10, 11, 38, 39, 51, 84, 126, 127, 128, 129, 130, 176
National Planning Practice Guidance (2014)	Before submitting an application (2019). Consultation and pre-decision matters (2020). Design: process and tools (2019). Determining a planning application (2019). Making an application (2018) Permission in principle (2019).
Local Development Plan in force	
NYM Local Plan (2020) 	Strategic Policy A – Achieving National Park Purposes and Sustainable Development. Strategic Policy B – The Spatial Strategy. Strategic Policy C – Quality and Design of Development. Policy ENV3 – Dark Night Skies Strategic Policy J – Tourism and Recreation. Policy CO17 – Householder Development.
NYM Supplementary Planning Documents	Part 1: General Principles (2008). Part 2: - Extensions and Alterations to Dwellings (2008).

Table 1. – Planning policy and guidance.

7.20 **Strategic Policy C** (Quality and Design of Development) confirms that in order to maintain and enhance the distinctive character of the National Park development will be supported where the proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park design guide.

7.21 **Policy CO17** (Householder Development) is the most relevant to the application and requires 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;

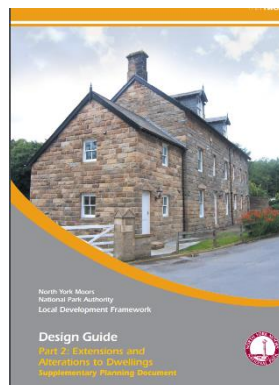
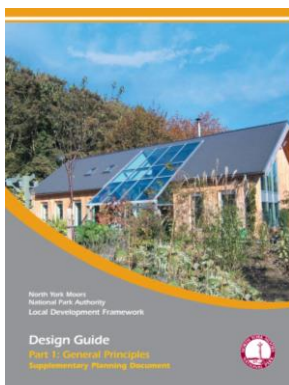
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2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling; and
3. The development reflects the principles outlined in the Authority's Design Guide. 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.

7.22 In summary, the development is in alignment with planning policies **SPC and CO17** of the NYM Local Plan.

Supplementary Planning Documents

- 7.23 **Part 1** (General Principles) confirms that there is concern that a standardised approach is being adopted in the design of new development within the National Park. The use of a limited range of traditional building features and techniques is creating a ubiquitous 'style', which does not necessarily reflect the subtle variations in the landscape and building characteristics that exist across the Park. This results in relatively few proposals that are contemporary in their design approach, the consequence of which is a potential deficit in the built heritage for future generations.
- 7.24 **Part 2** (Extensions and Alterations to Dwellings) states 'the siting and design of other structures such as sheds and greenhouses also need care consideration. These should be smaller in scale and clearly ancillary to the main dwelling.'



8.0 Planning assessment

Justification

- 8.1 The additional accommodation is vital to the applicants needs as the house will shortly provide a home that can no longer meets their day to day requirements.
- 8.2 The applicant requires the extra living accommodation to serve the existing dwelling. The land on the seaward side of the property offers up a sustainable solution to provide the space for a first floor extension thus allowing the needs of the household to grow and thrive. Essentially the site can provide this without harming the areas special qualities and is aligned with in **Strategic Policy C** (Quality and Design of Development) and **Policy CO17** (Householder Development) of the NYM Local Plan and the Design Guides (above).
- 8.3 The building in question is not a heritage asset, more so, it serves a long-term function as a principle residence and will continue to do so. The proposed work seeks to protect the original building, its form and its character and aligns with **Strategic Policy C** (Quality and Design of Development) and **Policy CO17** (Householder Development) in the NYM Local Plan.
- 8.4 The proposal is responsive to local circumstances and comprises a sustainable development solution that will allow the family to remain at Susannah Hill Cottage now and in the years to come.
- 8.5 The development is sympathetic to the distinctive character of the National Park and is of a high quality design that will make a positive contribution to the local environment and complements the architectural character and form of the original dwelling and the local vernacular. In this respect the development is in accordance with **Strategic Policy C** (Quality and Design of Development) and **Policy CO17** (Householder Development) in the NYM Local Plan.
- 8.6 The development in its entirety will not reduce the level of amenity space about the dwelling to an unreasonable amount.

30% target

- 8.7 It is accepted that proposals for householder extensions will need to be clearly subservient to the main dwelling. It is acknowledged that scale and design go hand in hand but in practice this means that schemes which increase the total habitable floor space by more than 30% require compelling reasons for a larger extension.
- 8.8 Total habitable floor space is calculated excluding existing extensions (unless built before 1 July 1948), garages, conservatories and outbuildings.
- 8.9 Understanding the form and character of the existing dwelling is key to a successful extension and a high standard of design is essential in all cases.

- 8.10 A recent appeal decision based purely on the 30% issue proposes a 53% increase on an already increased original floor area, was recently allowed. It was clearly accepted by both parties, that the proposals under consideration amounted to a total increase well beyond the 30% limit of **Policy CO17**.
- 8.11 It was pointed out that a simple application of mathematics does not always equate to usable space within a dwelling.
- 8.12 The proposal sought by this application marginally exceeds the 30% threshold set by the Authority. In a wider sense it maintains the number of reception rooms and increases the bedrooms by 'one' by making an alteration at first floor level over an existing single storey part of the dwelling. Essentially, making the dwelling far more usable and in line with the applicants requirements.
- 8.13 This achieves a coherent floor plan as it allows the bedroom to be independent rather than using a 'jack and jill' bedroom approach which isn't ideal and is what was previously proposed.
- 8.14 **Policy CO17** allows for the 30% limit on new floor area to be exceeded provided compelling planning considerations exist. One of the drivers behind **Policy CO17** is an attempt to "avoid the loss of smaller more affordable dwellings in the National Park".
- 8.15 It is stated in the same appeal that the 'affordability of housing is very much a subject that is addressed in planning policy throughout the nation'. Without a drastic realignment (i.e. crash) in the market it will remain so for years to come and policies other than CO17 are required to provide more affordable open market housing.
- 8.17 The Inspectors decision confirms that the loss of smaller, more affordable dwellings is not referred to directly within **Policy CO17**. However, the policy explanation states that very large extensions can be overbearing, and proposals which incrementally extend small dwellings beyond their original size can have a detrimental impact on the character of an area, and the mix of dwelling types needed to sustain balanced communities. It goes on to state that limiting the size of new extensions can avoid the loss of smaller more affordable dwellings in the National Park.
- 8.18 In this regard, the Inspector concluded that the Local Plan provides no substantial evidence that would establish the mix of dwelling types needed to sustain balanced communities within the National Park, and how the proposed development would affect this mix.
- 8.18 It is therefore concluded, that the proposed extension sought for Susannah Hill Cottage would not increase the habitable floor space by 33.3 per cent (%), nor would it affect the mix of dwelling types to sustain balanced communities.

9.0 Conclusion

- 9.1 The proposal has been developed with respect to the applicant's design brief and in direct response to the history, siting, orientation, layout and density of the existing dwelling and the constraints and opportunities of the site.
- 9.2 The proposal sets out a long-term sustainable approach to deliver the additional accommodation needs of the occupants with no change in ownership or activity levels. The dwelling will continue to be occupied by the same residents with whom have a local connection to the area as existing residents.
- 9.3 The applicant has engaged in pre-application discussions with NYM Officers and taken on board useful advice which secures some significant reductions and changes to the overall scheme.
- 9.4 Within the NYM Local Plan it is accepted that new buildings and extensions should be long-lasting and adaptable and be able to take account of people's changing needs over time.
- 9.5 The proposal seeks to reinforce the understanding of the existing dwelling and utilises the spaces within the existing buildings footprint and other features of the site that contribute to the character and quality of the dwelling and connections with the local environment.
- 9.6 The development will allow the dwelling to evolve and a new planning chapter to commence in the history of the site which will be recorded for future use.
- 9.7 The proposal is visually attractive, yet simple, as a result of good architecture and uses the space, layout and appropriate and effective use of land levels to optimise the potential of the site to accommodate and sustain an appropriate amount of mix of development with an appropriate and innovative design without harm to the original dwelling or the locality.
- 9.8 The proposals have been developed in line with local and national planning policies in particular Strategic Policy C and Policy CO17 of the NYM Local Plan and Design Guide in that it is intended to be natural and authentic and subservient to the existing building and does not compromise its character or the landscape setting.
- 9.9 It is concluded that the proposal has at its core the principles of sustainable development and is in accordance with the development plan in force. Together with the above it is respectfully requested that the proposal is approved.

Cheryl Ward Planning

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