

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0982/FL

Development description: demolition of existing sun room, construction of a single storey extension and installation of an air source heat pump

Site address: Folly Cottage, 3 Sneaton Hall Cottages, Sneaton

Parish: Sneaton

Case officer: Mrs Hilary Saunders

Applicant: Mr Richard Holdsworth and Ms Claire Marris
c/o Edwardson Associates

Agent: Edwardson Associates

fao: Melanie Edwardson, Paddock House, 10 Middle Street South , Driffield, East Yorkshire, YO25 6PT

Director of Planning's Recommendation

Approval subject to the following:

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	WPDR04	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no further extensions to the dwelling known as Folly Cottage hereby permitted shall take place without a further grant of planning permission being obtained from the Local Planning Authority.

4	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 bulbs should be shielded 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.
5	MATS04	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.
6	MATS41	All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7	MATS70	The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8	MATS72	The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9	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.

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	WPDR00	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the mix of dwelling types within the National Park, in line with Policies CO17 of the North York Moors Local Plan.
4	GACS00	In order to comply with the provisions of Strategic Policy A and ENV4 of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents or the character of the locality, and so that development helps maintain the National Park's status as an international dark sky reserve.
5 & 6	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 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.
7 - 9	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.

Informatives

MISC INF01 Bats

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.

MISC INF 12 Birds

Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from Natural England

<http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx>.

Further information on wildlife legislation relating to birds can be found at www.rspb.org.uk/images/WBATL_tcm9-132998.pdf.

If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.

Consultation responses

Parish

No comments received

Environmental Health

No objections

Third party responses

None received

Publicity expiry

Site notice expiry date – 11 January 2022

View from the west of gable end of Folly Cottage from roadside



View from east of sunroom to be replaced with pantiled extension incorporating a flue



Background

Folly Cottage was created through a barn conversion and the property has a long and complex planning history. It comprises the former tack room of Sneaton Hall, located on the northern edge of Sneaton, adjacent Sneaton Hall Cottages.

This application seeks permission for a single storey extension to replace an existing sunroom located on the eastern side of the property. The extension would be constructed of stone and pantile to match the existing and would have a black flue exiting the lean-to roof to enable a wood burning stove to be installed.

The original floorspace measures 70.8m² and the combined increase with previous utility/pantry and replacement extension measures 18.7m² which is a 26% increase in floorspace.

Main issues

Local Plan

The above property was created from a previous barn conversion scheme and consequently, the proposal must be considered against Policy CO17 and Policy CO12 of the North York Moors Local Plan.

Policy CO12 - Conversion of Existing Buildings seeks to permit such development only where, amongst a number of 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.

Policy CO17 - Householder Development - seeks to ensure that 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 the 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 considerations in favour of a larger extension; the design and detailing should complement the architectural form and character of the original dwelling.

Material Considerations

In terms of scale and design of the proposed extension, whilst extensions are generally resisted on barn conversion schemes, the proposed replacement would represent a significant improvement in terms of materials and design from the existing and consequently, in this instance is consideration acceptable.

In terms of floorspace, the resultant increase would measure below the 30% threshold and is therefore also considered acceptable.

Conclusion

In view of the above the proposal is considered to be in accordance with adopted Policy and approval is recommended.

Pre-commencement conditions

None

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

Approval (No Amendments Required)

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.