

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/1013/FL

**Development description:** construction of replacement side extension and 2 no. dormer windows

**Site address:** 74 Iburndale Lane, Sleights

**Parish:** Eskdaleside-Cum-Ugglebarnby

**Case officer:** Miss Kelsey Blain

**Applicant:** Mr A Little

Meadow View Farm, Brackenhill Lane, Sleights, Whitby, North Yorks, YO22 5ER

**Agent:** Sprectrum Design

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

## Director of Planning's Recommendation

Approval subject to the following:

### Conditions

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> <table border="0"> <tr> <td>Document Description</td> <td>Document No.</td> <td>Date Received</td> </tr> <tr> <td>Amended Plans</td> <td></td> <td>11 February 2022</td> </tr> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Amended Plans		11 February 2022
Document Description	Document No.	Date Received						
Amended Plans		11 February 2022						
3	WPDR04	<p>Withdrawal of PD Part 1 Class A - Extensions Only</p> <p>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 extensions to the dwelling known as 74 Iburndale Lane, Sleights shall take place without a further grant of planning permission being obtained from the Local Planning Authority.</p>						
4	RSU000	<p>The integral garage hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the garage hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.</p>						
5	MATS10	<p>Brickwork and Roofing Tiles to Match</p> <p>The brickwork and roofing tiles of the development hereby permitted shall match those of the main house unless otherwise</p>						

		agreed in writing with the Local Planning Authority.
6	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 shall 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.

### Reasons for conditions

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	WPDR00	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with Strategic Policies A and C and Policy CO17 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park, secure high quality design for new development and to maintain a suitable mix of housing types within the National Park.
4	RSU000	In order to enable the Local Planning Authority to control any future changes to the building and ensure compliance with NYM Strategic Policy A and Policy CO17 which seek to conserve and enhance the special qualities of the NYM National Park and to maintain a suitable mix of housing types within the National Park.
5	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.

6	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.
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### Informatives

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	MISCINF02	<p>Coal Referral Area</p> <p>The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported immediately to The Coal Authority on 0345 762 6848.</p> <p>Further information is also available on the Coal Authority website at: <a href="http://www.gov.uk/government/organisations/the-coal-authority">www.gov.uk/government/organisations/the-coal-authority</a></p>

## Consultation responses

### Parish

No objections.

### Highways

No objections. The application is likely to increase the likelihood of on street parking outside this property. The Local highway Authority have considered the consequences of one extra vehicle parked on the highway in this vicinity. Whilst it would not be desirable for a vehicle to be parked here, obscuring the forward visibility of drivers who have just travelled around the corner from The Cliff, it would be difficult to claim that one additional vehicle would have a significant impact on the traffic.

### Third party responses

None.

### Publicity expiry

Advertisement/site notice expiry date: 02 February 2022

Photo showing front elevation of 74 Iburndale Lane, Sleights.



## Background

74 Iburndale Lane is a modern detached bungalow located to the east of Sleights and adjacent to Iburndale Beck. The property is constructed of brick with a concrete tile roof with a white uPVC conservatory on the east side and an attached brick built garage on the west side.

There is no planning history for this property.

This application seeks planning permission for the construction of a one and a half storey extension in the place of the existing garage and the construction of 2 no. dormer windows.

## Main issues

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

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park by requiring that developments are of a high quality design and incorporate good quality materials and do not have an adverse impact upon the amenities of adjoining occupiers. Furthermore, the scale, height, massing and form of the proposal should be compatible with surrounding buildings.

Policy CO17 states 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 be permitted where among other things, the 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. This policy also states that any extension should be clearly subservient to the main part of the building and should not increase the total habitable floor space by more than 30% unless there are compelling planning considerations in favour of a larger extension. Incrementally extending 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. Limiting the size of new extensions can avoid the loss of smaller more affordable dwellings in the National Park. Schemes which increase the total habitable floor space by more than 30% will not be supported unless there are compelling reasons for a larger extension.

The proposed extension would replace the existing attached garage and would provide an integral garage and workshop/utility room on the ground floor and an ensuite bathroom at first floor. The extension would be constructed in materials to match that of the main house with both the main house and extension being re-roofed in natural clay pantiles instead of the existing concrete tiles and 2 no. conservation style rooflights installed in the front and rear elevation of the extension. The ridge of the extension would be set slightly lower than that of the main house. While it would be preferred that the ridge was lowered further, it is accepted that this would result in an unusable space due to limited head room.

The applicant wished for the workshop to have a dual use as a utility room and therefore classed as habitable floorspace within the 30% calculation. As such, the development would result in a 24% increase in the property's total habitable floorspace and therefore complies with the limits of NYM Policy CO17.

The application originally proposed to install the 2 no. dormer windows on the property's front elevation. Following negotiations with Officers they were relocated to the rear of the property and set lower within the roof to respect the ridge of the main house. The dormers are sympathetic in design and scale reflecting the recommendations found within Part Two of the NYM Design Guide being of a gabled design and roofed in clay pantiles to match the main house and proposed extension.

The development is considered to accord with Strategic Policy C and Policy CO17 by utilising sympathetic materials and design, being clearly subservient to the main house and complying with the 30% limit set by Policy CO17. Both the extension and dormers will sit lower than the ridge of the main house and there will be a distance of circa 6 metres between the extension and adjacent property's existing outbuilding. It is therefore not felt that the application would have a negative impact upon existing or neighbouring amenity levels.

For the reasons outlined above, this 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 recommended changes to the proposal including amendments to the dormer windows, so as to deliver sustainable development.