

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2021/0935/FL

**Development description:** demolition of existing garage and replacement conservatory, together with alterations to dwelling and construction of two storey extension

**Site address:** High Cragwell, Aislaby

**Parish:** Aislaby

**Case officer:** Miss Megan O'Mara

**Applicant:** Mr and Mrs Pearson  
High Cragwell, Aislaby, Whitby, YO21 1SZ

**Agent:** David Bamford Architects  
Ridge Hall, Ridge Lane, Staithes, Saltburn by the Sea, North Yorkshire, TS13 5DX

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

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>Plans and Elevations</td> <td>Rev drwg no P1</td> <td>15 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	Plans and Elevations	Rev drwg no P1	15 February 2022
Document Description	Document No.	Date Received						
Plans and Elevations	Rev drwg no P1	15 February 2022						
3	RSU000	<p>The integral garage hereby approved is not to be converted into additional living accomodation, unless otherwise agreed in writing by the Local Planning Authority.</p>						
4	MATS03	<p>Stonework to Match</p> <p>All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.</p>						
5	MATS00	<p>The roof tiles utilised in carrying out the development hereby permitted shall match those on the main dwelling unless otherwise agreed in writing with the Local Planning Authority.</p>						
6	MATS11	<p>Render Details</p> <p>No work shall commence on the construction of the walls of the development hereby permitted until details of the texture and paint colour of the render, including samples if so required, have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless</p>						

		otherwise agreed with the Local Planning Authority. The rendering and painting shall be completed no later than one month after the development hereby permitted being first brought into use.
7	MATS28	<p>Timber Cladding Samples</p> <p>No work shall commence on the timber cladding of the development hereby permitted until details, including the design and fixing of the timber cladding including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.</p>
8	MATS74	<p>Flues to be Coloured Matt Black</p> <p>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.</p>
9	WPDR04	<p>Withdrawal of PD Part 1 Class A - Extensions Only (insert)</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 shall take place at High Cragwell without a further grant of planning permission being obtained from the Local Planning Authority.</p>

**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 NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3	RSU000	In order to comply with Policy CO17 of the North York Moors Local Plan.
4	MATS00	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.
5	MATS00	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	MATS00	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.
7	MATS00	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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
8	MATS00	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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
9	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 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development.
<b>Informative(s)</b>		
Informative number	Informative code	Informative text
1	MISCINF01	Bats  All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and

		<p>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>
--	--	--

## Consultation responses

### Parish

No objections – 20 December 2021

### Highways

No objections – 2 December 2021

### Publicity expiry

Advertisement/site notice expiry date: 6 January 2022



This photo shows the front elevation of the dwelling with the existing conservatory and garage to be demolished.

## Background

High Cragwell is a one and a half storey dwelling, North West of the main built up area of Aislaby. The property is of relatively modern construction and does not reflect the local vernacular of the National Park. There is an existing conservatory/sunroom on the side (southern elevation) of the property, however there is no planning history for the site.

This application seeks planning permission for the demolition of existing garage and replacement conservatory, together with alterations to dwelling and construction of two storey extension.

## Main issues

### Local Plan Policies

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Policy CO17 states that development within the domestic curtilage of dwellings should only be permitted where the scale, height, 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. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

### Discussion

The proposed development seeks to demolish the existing garage to make way for the construction of a two storey extension. The two storey extension will comprise an integral garage at ground floor level and a bedroom at first floor. The application also seeks to retain the existing sunroom/conservatory but to upgrade the uPVC frame. Policy CO17 states that 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 initial plans submitted under the application proposed extensions to the dwelling that far exceeded the 30% limit, so following discussions with the Authority the applicant submitted plans for a reduced scheme. The proposed extensions now equal a 33% increase in habitable floorspace, which combined with appropriate design, is considered to be acceptable.

It is considered that the scheme adheres to the Authority's adopted policies and design guidance and is unlikely to result in harm to the wider area. In view of the above, the application is recommended for approval.

**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 a reduction in scale of the extensions, so as to deliver sustainable development.