

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/0966

Development description: removal of timber garage, construction of replacement double garage, erection of shed/greenhouse and installation of package treatment plant in adjacent field

Site address: 2 Hayburn Beck Cottage, Staintondale Road, Cloughton,

Parish: Cloughton

Case officer: Mrs Helen Stephenson

Applicant: Mr Neil Watson

2 Hayburn Beck Cottage, Staintondale Road, Cloughton, Scarborough, North Yorkshire,
YO13 0AX

Agent:

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.	PLAN02	<p>Strict Accordance With the Plans/Specifications or Minor Variations</p> <p>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.</p>
3.	GACS00	<p>No up-lighting shall be installed on the development(s) hereby permitted. Any external lighting installed on the development(s) hereby approved shall be Dark Night Skies compliant, fitted with a warm white bulb of 3000k or less and no more than 500 lumens. 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.</p>
4.	RSU003	<p>Domestic Outbuildings - No Conversion to Accommodation - Outside Villages</p> <p>The 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 building 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.	MATS00	<p>The external walls of the garage hereby permitted shall be constructed in natural stone which shall be coursed and jointed in the local tradition so as to match the main dwelling on site.</p>

6.	MATS15	<p>Natural Clay Pantiles to be Used</p> <p>The roof of the garage hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
7.	MATS00	<p>The external elevations of the potting shed hereby approved shall be clad in vertical timber boarding, painted or stained dark brown or allowed to weather naturally and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.</p>
8.	MATS00	<p>All new doors and garage doors hereby approved shall be of a vertical boarded, ledged, braced (and framed) timber design and side hung and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
9.	MATS72	<p>Black Coloured Rainwater Goods</p> <p>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.</p>
10.	HWAY00	<p>The development must not be brought into use until the access to the site at 2 Hayburn Beck Cottage, Staintondale Road, Cloughton has been set out and constructed in Street Works” published by the local Highway Authority and the following requirements:</p> <p>The crossing of the highway verge must be constructed in accordance with the approved details and/or Standard Detail number E9A and the following requirements:</p> <ul style="list-style-type: none"> a) Any gates or barriers must be erected a minimum distance of 6 metres back from the b) carriageway of the existing highway and must not be able to swing over the existing or proposed highway. c) Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed and maintained thereafter to prevent such discharges. d) The final surfacing of any private access within 1 metres of the public highway must not contain any loose material that

		<p>is capable of being drawn on to the existing or proposed public highway.</p> <p>e) Measures to enable vehicles to enter and leave the site in a forward gear.</p> <p>All works must accord with the approved details.</p>
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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.	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.	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.
4.	RSU000	In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with Strategic Policies B and M of the North York Moors Local Plan and would be likely to adversely affect the amenities of existing and future occupiers of the site.
5 to 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.
10.	HWAY00	In accordance with Policy CO2 of the North York Moors Local Plan and to ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

Informatives

Informative number	Informative code	Informative text
1.	MISCINF01	<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.	MISCINF12	<p>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.</p> <p>If advice is needed please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk.</p>
3.	INFO0	<p>Swift (<i>Apus apus</i>) populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website; https://www.swift-conservation.org/ with additional swift box ideas from Action for Swifts; http://actionforswifts.blogspot.com/search/label/nestbox%20design</p>

Consultation responses

Parish

Highways

Conditional approval. The current access is constructed only in compacted stone, this should be improved and constructed to the required local Highway Authority specification, to prevent any further damage to and erosion of the carriageway edge.

Third party responses

None received.

Publicity expiry

Site notice expiry date – 02 February 2022.



View of application property from the farm access to the east. The picture shows the east facing elevation and boundary of the site which can be glimpsed from the main road but not regarded as prominent. The sheet roof of the neighbouring garage is just visible in front of the gable of the detached garage serving No.1 Hayburn Beck Cottages. The proposed garage would be parallel with this building.



View into the site over the access gate. The leylandii hedge in the right of the image denotes the southern boundary of No. 1 and the proposed greenhouse and potting shed would be situated close to the far side boundary of No.2 and approximately in line with this hedge.

Background

2 Hayburn Beck Cottage is the right-hand property of a pair of semi-detached cottages located in an open countryside location fronting the Cloughton to Staintondale Road. The original part of the cottages are believed to be Victorian and each has relatively recently (1990s) been extended to the side with smaller scale but similarly designed extensions of matching materials. Number 2 also has a further lean-to conservatory added. To the rear of the cottages are amenity areas each having various garages and ancillary domestic outbuildings.

This application seeks full planning permission for the construction of a replacement garage sited adjacent the neighbour's garage, the construction of a combined greenhouse and potting shed together with the installation of a new domestic waste package treatment plant in the field to the rear of the property.

The proposed garage would replace a poor quality lean-to structure and measures approximately 7.8 metres long by 5.8 metres wide and would be of simple ridge and gable design. The eaves and ridge height would match the neighbouring garage and a pair of side hung vertical timber boarded doors are proposed to the side (east facing) elevation together with a modest window. A second window is proposed in the north facing gable. The building is proposed to be constructed of stone under pantile to match the house.

The potting shed/greenhouse building is proposed to be located further to the rear of the curtilage close to the eastern boundary of the site. It measures approximately 4.2 metres by 4.2 metres, 1.8 metres to eaves and 2.7 metres to ridge. The structure is of bespoke design comprising a simple ridge and gable structure with one half clad in vertical timber boarding and the other fully glazed.

Main issues

The relevant NYM Local Plan Policies to consider with this application are Strategic Policy C (Quality and Design of Development) and Policy CO17 (Householder Development).

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 requires new development within the domestic curtilage to take full account of the character of the local area and special qualities of the National Park. Development will only be permitted where: the scale, form, position and design do not

detract from the original dwelling or its setting; the development does not adversely affect residential amenity of neighbouring occupiers or that of the host property; the development reflects the principles set out in the Authority's Design Guide. Having regard to new outbuildings; proposals must be for purposes incidental to the main house; subservient in size; and located in close proximity to existing buildings.

The proposed garage is considered to represent a high standard of design and construction materials which are consistent with the existing architectural character of the site. The garage would be sited immediately adjacent the neighbour's garage of similar proportions and consequently would have minimal impact upon residential amenity. It would be within close proximity of the host property, be subservient in terms of size and specification and would clearly form part of the group as required by Policy CO17.

The proposed shed is relatively small and of a bespoke timber design. It is proposed to site the building adjacent the east boundary of the curtilage which is shared with open fields as opposed to the neighbouring property. The proposed position ensures there is a good visual relationship with other buildings within the curtilage. For this reason, the proposed greenhouse and potting shed is considered acceptable in the context of the host property which in turn results in minimal landscape impact.

The installation of a new waste management system is proposed to replace the existing septic tank and considered likely to enhance the quality of the local environment. The Authority's Ecologist has assessed the details and advised the 6 PE smallest unit should be adequate for this property. The unit will be sited 40m from the ancient woodland and 70m from the beck so an adequate distance to capture additional solids, and will be an improvement on the current situation of cesspit to drainage field within which there is no treatment. Consequently no objections are raised.

Summary

The proposals, both in isolation and cumulatively, are considered to be of a size, scale, design and nature which are compatible with the host property and its setting. The proposed buildings are relatively small-scale and well-designed so as to be consistent with the traditional appearance of the host property. In view of the existing layout and position of buildings between the properties, the proposals are considered unlikely to result in any unacceptable neighbour impact.

The scheme is considered to sufficiently comply with the relevant planning policies and there being no objections from statutory consultees or third parties, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including

planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.