

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0022

Development description: construction of first floor extension (revised scheme to NYM/2021/0634/FL)

Site address: Susannah Hill, Browside, Ravenscar,

Parish: Fylingdales

Case officer: Mrs Jill Bastow

Applicant: Mr D Bowes
Susannah Hill, Browside, Ravenscar, Scarborough, YO13 0NH

Agent: Cheryl Ward Planning
24 Westfield Mews, Kirkbymoorside, York, YO62 6BA

Director of Planning's Recommendation

Approval subject to the following: / Refusal for the following reason(s) delete as appropriate

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	PLAN01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Proposed Site Layout</td> <td>D420031/04 B</td> <td>17 Jan 2022</td> </tr> <tr> <td>Proposed Floor Plans</td> <td>D420031/05 B</td> <td>17 Jan 2022</td> </tr> <tr> <td>Proposed Elevations</td> <td>D420031/06 B</td> <td>17 Jan 2022</td> </tr> </tbody> </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	Proposed Site Layout	D420031/04 B	17 Jan 2022	Proposed Floor Plans	D420031/05 B	17 Jan 2022	Proposed Elevations	D420031/06 B	17 Jan 2022
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3	MATS12	The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use.												
4	MATS13	The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.												
5	WPDR03	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 or alterations shall take place without a further grant of planning permission being obtained from 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	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.
4	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.
5	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 North York Moors Local Plan Strategic Policies A and C, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development and Policy CO17 of the which seeks to limit the size of new extensions so as to avoid the loss of smaller more affordable dwellings in the National Park.

Informative(s)

Informative number	Informative code	Informative text
1	MISCINF01	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.
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

No objection

Third party responses

No comments received

Publicity expiry

Advertisement/site notice expiry date: 17 February 2022



Side elevation of Susanna Hill Cottage showing the existing dining room extension and front lean-to projection



Front elevation of Susanna Hill Cottage showing the existing front lean-to projection to be built over

Background

Susanna Hill Cottage is a modest detached property occupying a remote, cliff edge position accessed from the single track road from Ravenscar to Stoup Brow. The property forms part of a small cluster of properties set below road level and is not readily visible from the track. It is constructed of stone under a pantile roof with the front and side elevations covered in white painted smooth render. The front and side single storey extensions have slate roofs and the cottage is fitted throughout with dark grey powder coated aluminium window frames.

The property has previously been extended to both sides to provide a dining room (NYM/2008/0641/FL) and a study/3rd bedroom (NYM/2007/1048/FL). Furthermore planning permission was granted in March 2019 (NYM/2019/0040/FL) for several small scale additions to the property: a flat roof dormer to the rear elevation to facilitate the creation of an en-suite WC at first floor; the roofing over of the rear walkway to create an entrance hall, WC and en-suite to the ground floor bedroom; and a lean-to kitchen extension to the front elevation in dark grey painted timber boarding under a dark grey felted roof. The roofing over the rear walkway to create an entrance hall has been completed and as such the planning permission remains valid for the dormer to the rear elevation and the kitchen extension.

Planning permission was recently refused however for further alterations and extensions to the property (NYM/2021/0634/FL) comprising an extension to the ground floor study/bedroom and the construction of a first floor over it to provide a further bedroom; a large flat roof dormer to the rear elevation to provide an en-suite bathroom to the master bedroom and a second staircase to provide access to the proposed first floor bedroom; alterations to the front dormers from a cat-slide roof with glazed cheeks to a flat roof with zinc cladding; and change from a lean-to roof to a flat roof with roof terrace to the existing single storey front extension. The reasons for refusal were as follows:

1. The proposed alterations and extensions to the dwelling, when taken with the existing and approved extensions, would cumulatively result in a significant increase in the habitable floor space of the original dwelling, extending what was a small cottage significantly beyond its original size. The proposal would result in a combined total of new development which would exceed the specified limit of 30% of new habitable floorspace under Policy CO17 of the NYM Local Plan. The cumulative increase in the overall habitable floorspace would consequently have a detrimental impact on the mix of dwelling types needed to sustain balanced communities within the National Park and result in the loss of a smaller more affordable dwelling.
2. By virtue of their scale, form and design detailing the proposed dormer extension and alterations to the property would not complement the architectural form or character of this modest cottage that makes a positive

contribution to the landscape and special qualities of the National Park. The proposed box dormer would dominate the rear elevation giving the appearance of a zinc clad, flat roof first floor extension and as such would not be subservient to the original dwelling thereby harming its character and appearance and setting in the landscape. The proposal is therefore contrary to Strategic Policy C and Policy CO17 of the NYM Local Plan, the Authority's Design Guide Part 2: Extensions and Alterations to Dwellings and the National Planning Policy Framework, in particular paragraph 134 which advises that development that is not well designed should be refused, especially where it fails to reflect local design policies and supplementary planning documents such as design guides.

3. It is considered that due to scale, height, form and position of the proposed side extension and rear dormer extension, and the close proximity of the neighbouring property, the proposals would have an adverse impact on the residential amenity of the occupiers contrary to Strategic Policy C and Policy CO17 of the NYM Local Plan.

This revised application seeks planning permission for a reduced amount of alterations and extension to the property: the previously proposed extension to the study/bedroom with a first floor extension over has been omitted and instead the application proposes a first floor extension over the existing lean-to to the front or seaward side of the property to provide a master bedroom. The large flat roof dormer to the rear elevation has also been omitted as have the proposed changes to the dormer to the seaward elevation.

Main issues

Local Plan

Strategic Policy C (Quality and Design of Development) seeks to maintain and enhance the distinctive character of the National Park with a set of detailed criteria to be complied with. It requires proposals to be of a high quality design that will make a positive contribution to the local environment and to 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. In the justification to that policy it advises that more contemporary, modern designs will be supported where they are sympathetic to their surroundings, reinforce local distinctiveness and add variety to the National Park's built heritage.

Policy CO17 (Householder Development) requires the scale, height, form, position and design of any extension to not detract from the character and form of the original dwelling or its setting in the landscape and to reflect the principles outlined in the Authority's Design Guide. In addition it requires that any extension should be clearly subservient to the host dwelling and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension. It also requires the design and detailing to complement the

architectural form and character of the original dwelling and any new roofline to respect the form and symmetry of the original dwelling.

The NNPF at paragraph 130 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. At paragraph 134 it states that development that is not well designed should be refused, especially where it fails to reflect local design policies and supplementary planning documents such as design guides.

Principle

The proposals, when combined with the previous alterations and extensions would incrementally extend what was a small 2-3 bedroom cottage to create a 3-4 bedroom property. In line with Policy CO17 and the Householder Extensions Planning Advice Note the existing habitable floorspace of the main domestic dwelling has been calculated based on the extent of the main domestic dwelling as it was on 1 July 1948 excluding any extensions erected after then. As such the internal habitable floorspace of the original dwelling extends to approx. 98.15 sq.m. It has previously been extended to both sides to provide a dining room (NYM/2008/0641/FL) and a study/3rd bedroom (NYM/2007/1048/FL) along with a rear entrance porch (NYM/2019/0040/FL). However although the planning permission for the study/3rd bedroom referred to an extension, this was in fact the conversion and partial rebuilding of a domestic outbuilding where the roof had fallen in, rather than the creation of new floorspace. Under the 30% threshold in Policy CO17 when calculating habitable floorspace domestic outbuildings that have been 'converted' into additional living space are not included in the calculations of either the original floorspace of the dwelling or the extended floorspace. As such, excluding the floorspace of the study/bedroom from all calculations, the total increase in floorspace based on the existing and proposed extensions amounts to 32.7 sq.m which equates to a 33.3% increase and within the spirit of Policy CO17.

As such it is considered that this revised proposal overcomes the first reason for refusal of the previous application (NYM/2021/0634/FL).

Design

Policy CO17 requires any extension to be clearly subservient to the host dwelling and requires the design and detailing to complement the architectural form and character of the original dwelling with any new roofline respecting the form and symmetry of the original dwelling. In the justification to the policy it also advises that extensions to traditional buildings in particular should respect and sustain the historical significance, character and appearance of the original building through sensitive design.

The omission of the large zinc-clad flat roof box dormer of the previous application is welcomed as that was considered to significantly detract from the architectural form and character of this modest cottage.

The Authority's Design Guide is generally not very supportive of front extensions as they can be unduly prominent and intrusive particularly where the street has a uniform building line. However in this location where there is greater variation in the position of buildings and the property does not front onto the road, it is considered that there is scope to accommodate a front extension of the design proposed without harm to the character or appearance of the property or its setting in the wider landscape. Whilst the loss of the historical lean-to projection is somewhat regrettable it is considered that the proposed first floor gable extension would in fact provide a more cohesive elevation than the assorted additions and fenestration as existing.

It is considered that the scale, height, form and design of this extension would be not detract from the character and form of the original dwelling or its setting in the landscape and that it reflects the principles outlined in the Authority's Design Guide. As such it is considered that this revised proposal overcomes the second reason for refusal of the previous application (NYM/2021/0634/FL).

Residential Amenity

Policy CO17 also requires that proposals should not adversely affect the residential amenity of neighbouring occupiers.

The third reason given for the refusal of the previous application was that by virtue of the scale, height, form and position of the proposed side extension and rear dormer extension the proposals would have an adverse impact on the residential amenity of the occupiers of the neighbouring property. That reason has also now been addressed by the revised proposals given that the extension is confined to the front or seaward elevation rather than the side or rear. Furthermore those properties that would have been most affected by the previous application are actually within the ownership of the applicant and rented out as short-term holiday accommodation.

As such it is not considered that the proposed alterations and extension would have an adverse impact on the residential amenity of neighbouring occupiers.

Conclusion

In view of the above it is considered that the revised proposal overcomes the previous reasons for refusal and complies with the requirements of Local Plan Policy CO17 and the Authority's Design Guide. Approval is recommended.

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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in

favour of sustainable development, as set out within the National Planning Policy Framework.