

North York Moors National Park Authority

Plans list item 5, Planning Committee report 07 April 2022

Application reference number: NYM/2022/0059

Development description: installation of replacement powder coated aluminium sliding doors and flue

Site address: Thornlea, Mill Green Way, Goathland Parish: Goathland

Case officer: Miss Megan O'Mara

Applicant: Mr Oliver and Alexander Ludlam-Raine, 43 Hirstwood Road, Shipley, Bradford, BD18 4BU

Agent: JMA Design, fao: Jonathan Athay, The Fold, Selside, Settle, BD24 0HZ

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.

Condition number	Condition code	Condition text
3	LNDS01	Prior to the development being brought into use details of a landscaping scheme for the site shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall provide for additional planting between the eastern elevation of the Coach House and the eastern boundary of the site and shall include details of any existing hedges and trees to be retained on the site together with any measures for managing/reinforcing these and shall specify plant species, sizes and planting densities for any new areas of planting. The approved details shall be carried out no later than the first planting season following the occupation of the buildings, or completion of the development, whichever is the sooner, or in accordance with a programme agreed by the Local Planning Authority. The approved landscaping scheme shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
4	GACS07	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
5	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.

Informative(s)

Informative number	Informative code	Informative text
1	MISCINF02	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. Further information is also available on the Coal Authority website .

Informative number	Informative code	Informative text
2	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.
3	MISCINF12	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 . Further information on wildlife legislation relating to birds can be found on the RSPB's website .
4	INFO0	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 ; with additional swift box ideas from Action for Swifts .

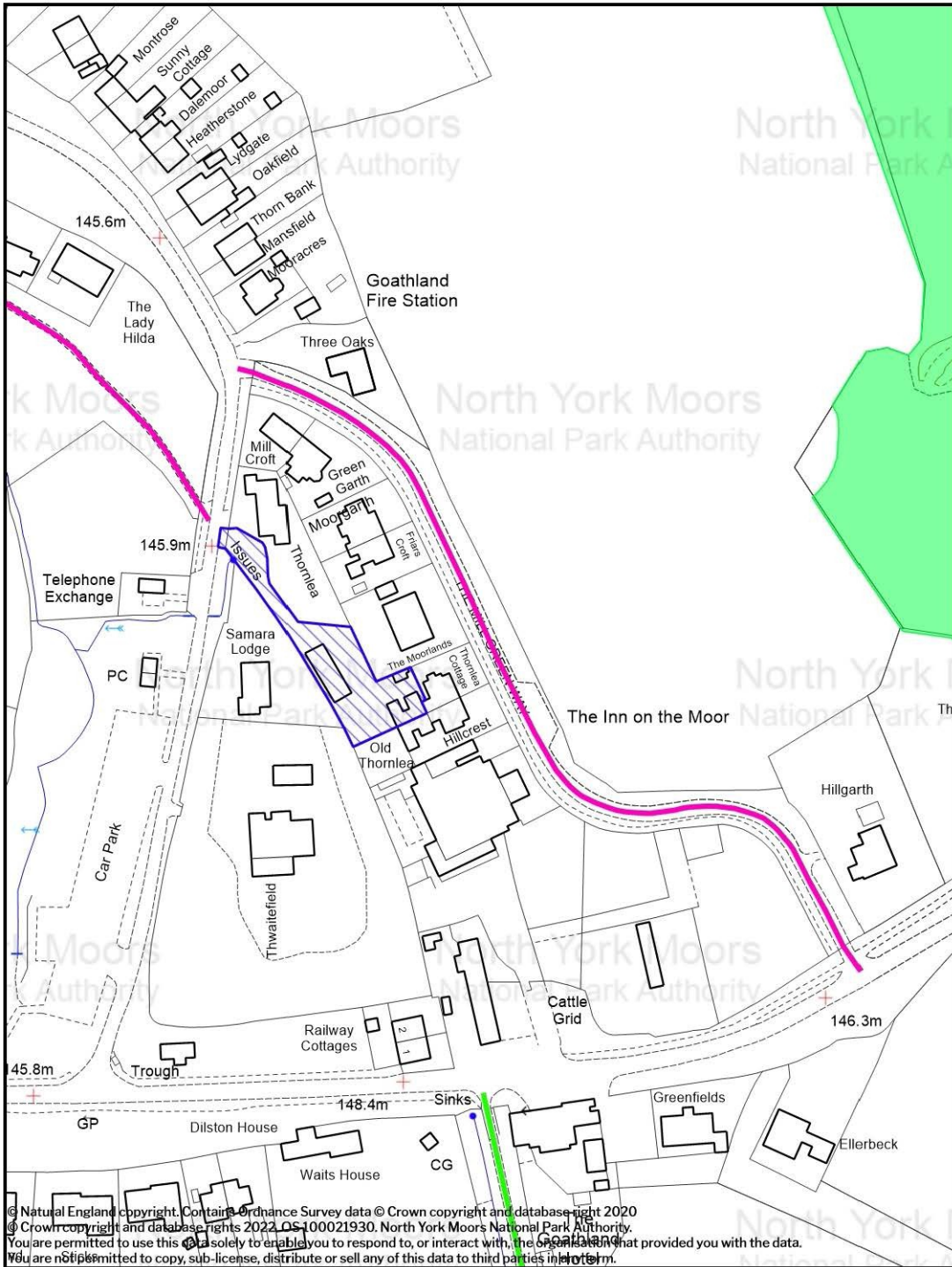
Map showing application site



North York Moors National Park

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Scale: 1:1500



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Photo showing the southern and eastern elevations of the annex as existing



Consultation responses

Parish

Object – 5 March 2022 - The councillors would like to object to this application, as it is felt it is very intrusive to neighbouring properties with regards to the windows and sliding doors.

Environmental Health

No objections – 8 February 2022

Natural England

No comments – 8 February 2022

Third party responses

Kerryn and Carolyn Humphreys, The Moorlands, Goathland, Whitby, North Yorkshire YO22 5LZ

Object – 14 February 2022 - The Old Thornlea Coach House directly faces The Moorlands, and it is felt by the objectors that the installation of the proposed windows will have a direct impact on their private amenities as well as the quality of the dark night skies. It is also felt that the proposed windows/doors are not in keeping with the character of the surrounding conservation area. The objectors also comment that they do not feel like the proposed planting would thrive due to the existing hard surfacing on site.

Consultation expiry

24 March 2022

Background

The main dwelling, known as Old Thornlea, was constructed in the 1930s and is of brick construction. Approximately 11m Northwest of the main dwelling is a building known as the Coach House which is of brick and pantile construction. Both the main dwelling and the Coach House have been unoccupied for a number of years and are currently in a poor state of repair.

In May 1990, planning permission (40300113A) was granted for the conversion of the Coach House to become an annexe, providing ancillary accommodation to Old Thornlea. This permission has been implemented.

This application seeks planning permission for the installation of powder coated aluminium windows and doors within the existing garage door openings on the eastern elevation of the building. The application also includes the installation of a flue on the roof slope of the west elevation.

The plans refer to the development as 'holiday accommodation'; to clarify, the applicants have purchased the property as a holiday home for their family. The Coach House will remain as a family annexe to the main dwelling and will not be let off independently from the main house. The applicants have confirmed that condition 3 of the 1990 approval (40300113A), which restricts the use of the building as a family annexe, will be adhered to. This application relates to the external alterations only.

Main issues

Local Plan

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.

Strategic Policy I relates specifically to development affecting the Historic Environment. The policy states that all developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park through the conservation and, where appropriate, enhancement of the historic environment. Development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area

Policy ENV11 relates specifically to Historic Settlements and the Built Heritage. The policy states that development affecting the built heritage of the North York Moors should reinforce its distinctive historic character by fostering a positive and sympathetic relationship with traditional local architecture, materials and construction. High standards of design will be promoted to conserve and enhance the built heritage, settlement layouts and distinctive historic, cultural and architectural features

Material considerations

Visual impact

The Coach House is currently in a poor state of repair, however the 1990 approval to convert the building into annexe accommodation associated with Old Thornlea has clearly been implemented. Therefore, the use of the building is not to be considered

under this application; the development should be considered in regard to the wider visual impact and impact on neighbouring properties.

The application seeks planning permission for external alterations to the building; any internal alterations (excluding change of use) to the building do not require consent. The external alterations consist of the installation of a flue on the roofslope on the west elevation of the building, together with the installation of powder coated aluminium windows and doors. The proposed windows and doors are to be installed within existing openings on the east elevation of the building. The existing openings comprise three garage doors, currently enclosed by timber boarded doors. It is proposed that the timber boarded doors are removed and replaced by the aluminium windows and doors to provide additional light into the ancillary living accommodation in the annex.

The building is surrounded by a number of residential properties and therefore is not visible from the wider conservation area; as such it is not considered that the proposed development will have a negative impact on the character of the surrounding settlement.

It is also considered that by using existing openings on the east elevation, the proposed windows and doors are unlikely to have a negative impact on the original character and form of the building.

Impact on neighbouring amenities

The west elevation has no windows or doors at ground level but does have three rooflights. The south elevation (gable), which looks towards the main dwelling has two ground floor windows and one first floor window. The north elevation, which does not look directly into any neighbouring properties, has one ground floor and one first floor window. The east elevation of the building looks directly towards the rear of a property known as The Moorlands. This elevation currently has three ground floor windows and three rooflights; the proposed development will add an additional three glazed openings which are much larger in scale than the existing windows. It was observed by the planning officer during their visit that the property known as The Moorlands would be the only neighbouring resident that could potentially be affected by the proposed development.

The residents of The Moorlands have objected to the development, together with the Parish Council, on the grounds that the proposed development would have a harmful impact on private amenities of the neighbouring residents, specifically in terms of over-looking. It was observed during the site visit, and evidenced in photos submitted by the objectors, that there is existing vegetation between The Moorlands and the Coach House. The applicants have also proposed a planting scheme to provide additional screening between the development site and the neighbouring property. There is approximately 20m between the east elevation of the Coach House and the west elevation of The Moorlands. Whilst the Authority appreciates the neighbour's concerns, it is considered that given the distance, together with existing vegetation and the proposed planting scheme, the proposed development is unlikely to have a detrimental impact on the private amenities of the neighbouring residents.

Impact on dark night skies

The objector raises concerns in regard to the impact that the development would have on the quality of the dark night skies within the National Park. It is appreciated that the proposed glazing will allow increased light flow from the property, however this is within a built-up residential area and unlikely to have a detrimental impact. The Authority's Dark Skies Officer has not commented on the proposed development.

Conclusion

In view of the above, it is considered that the proposed development is in line with the Authority's policies and Design Guidance. Whilst the concerns raised by the neighbouring residents are valid and have been taken into account, it is considered that with the proposed planting scheme the development is unlikely to result in a level of over-looking that would be detrimental to the neighbour's enjoyment of their private amenities. The application is therefore recommended for approval.

Contribution to Management Plan objectives

Approval is considered likely to help meet Policy C10 which seeks to ensure that all new development will be of a high-quality design and will conserve and enhance the built heritage.

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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.