

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0115

Development description: erection of stable and garage building

Site address: Suffield Cottage, Suffield

Parish: Suffield-Cum-Everley

Case officer: Mrs Jill Bastow

Applicant: Mrs Frances Lockey
Suffield Cottage, Suffield, Scarborough, YO13 0BJ

Agent:

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.
3	MATS00	The external timber cladding of the garage/stable building hereby approved shall either be allowed to weather naturally or shall be stained dark brown/black and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
4	MATS19	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
5	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 (typically a warm white bulb of 3000k or less and no more than 500 lumens) which minimises glare and light pollution. 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.
6	RSU016	There shall be no commercial use of the stable hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as Suffield Cottage and for no other purpose unless a separate grant of planning permission has first been

		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 the appearance of the development is 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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
5	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.
6	RSU000	In order to comply with Policy CO20 of the North York Moors Local Plan which seeks to ensure that proposals for stables are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the stables which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to Strategic Policy A of the Local Plan.
Informative(s)		
Informative number	Informative code	Informative text

1	INFO0	With reference to condition no. 5 above, further advice and guidance in relation to suitable external lighting fixtures is available on the Authority's website: https://www.northyorkmoors.org.uk/discover/dark-skies/dark-skies-friendly-lighting or by contacting the Authority at planning@northyorkmoors.org.uk .
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Consultation responses

Parish

No objection

Highways

No objection

Environment Agency

No comments received

Environmental Health

No comments received

Third party responses

No comments received

Publicity expiry

Site notice expiry date: 6 April 2022



View of existing garden and proposed location of the garage/stable from the road



View of existing garden and proposed location of the garage/stable beyond the hedge

Background

Suffield Cottage is a semi-detached, stone-built property which lies on the north side of the main road through the dispersed hamlet of Suffield. The property has been extended and altered in the past and is served by a private drive which sweeps round the side of the dwelling to a parking area at the rear. The garden extends some 15 metres to the side of the property and 15 metres to the rear to give a sizeable curtilage. The applicant also owns the land immediately to the north of the existing curtilage which extend a further 50 metres.

Planning permission was recently granted (October 2021) for an extension of the domestic curtilage some 10 metres to the north across the full width of the existing garden. This application now seeks consent for an L-shaped timber clad garage and stable building. The garage element would be within the extended domestic curtilage and be served by the existing driveway whereas the attached stable and hay/feed store will be located within the adjoining paddock.

The proposed structure measures 9 metres along the south elevation and 11 metres along the east elevation to form an L-shape. The eaves height would be 2.4 metres and the ridge height 3.4. metres.

Main issues

The most relevant policies of the Local Plan in the determination of this application are Policy CO17 (Householder Development) and Policy CO20 (Equestrian Development for Private Use).

Policy CO17 seeks to ensure that development within the domestic curtilage does not detract from the character and form of the original dwelling or its setting in the landscape; and does not adversely affect the residential amenity of neighbouring occupiers. In the case of proposals for new outbuildings, the policy requires that they should be required for purposes incidental to the residential use of the main dwelling; be proportionate in size and clearly subservient to the main dwelling and be located in close proximity to existing buildings.

Policy CO20 only supports proposals for stables where they are closely associated with existing buildings and are not prominent in the landscape; the scale is appropriate to the setting and the design reflects the principles outlined in the Authority's Design Guide; any external lighting is discreet in order to minimise light pollution; and there is adequate space for parking and access for horse related vehicles. Proposals should not harm the amenities of neighbouring occupiers by reason of noise, disturbance, smell, or other adverse impact.

Suffield Cottage and its adjoining neighbour, Northfield Cottage, are located some distance from the nearest residential properties to the east and west along the road and project out into the farming landscape from the main road and to some extent

appear as intrusions into the open countryside. Both the properties occupy sizeable curtilages although that to the neighbouring property, Northfield Cottage, extends significantly further back to the north than that to Suffield Cottage where there is a large storage shed.

At present the applicant owns the land extending some 50 metres to the north of the existing domestic curtilage and planning permission has been granted to extend the domestic curtilage by 10 metres into this field.

The proposal to site a combined garage and stable building partly within the domestic curtilage and partly without is considered to accord with Policies CO17 and CO20 of the Local Plan.

The structure would be physically and visually well-related to the main dwelling, the existing domestic outbuildings and also to the large shed located within the neighbouring garden. Given this setting and the modest size and height of the proposed garage/stable building, it is not considered that the proposal would be prominent in the landscape. The existing garden is well landscaped with established hedgerow boundaries which the applicant will continue around the domestic curtilage extension already approved thereby enhancing the existing screening of the site and minimising any visual impact of the garage/stable building.

Furthermore, the garage/stable structure would be located some 25 metres from the neighbouring property, adjacent their storage shed and as such it is not considered that the proposal would have an adverse impact on the amenity of those neighbouring occupiers.

In view of the above is not considered that the proposed garage/stable building would have an adverse impact on the character and appearance of the surrounding landscape and as such approval is recommended. In accordance with Policy CO20 a condition is recommended to control the equestrian use and ensure that the facility is for private use only.

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.