

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0032

Development description: non material amendment to planning approval NYM/2020/0781/FL to allow the installation of aluminium windows

Site address: Sandfield House Farm, Sandsend Road, Whitby

Parish: Newholm-Cum-Dunsley

Case officer: Miss Megan O'Mara

Applicant: Sandfield House Farm Ltd
fa: Mr Craig Horrocks, Sandsend Road, Whitby, YO21 3SR

Agent:

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text												
1	PLAN03	<p>Non Material Condition</p> <p>The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the windows and doors as shown on the following document(s):</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Amended Window Details</td> <td>N/A</td> <td>28 February 2022</td> </tr> <tr> <td>Window profiles</td> <td>N/A</td> <td>1 February 2022</td> </tr> <tr> <td>Alternative Door - Elevations</td> <td>N/A</td> <td>1 April 2022</td> </tr> </tbody> </table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2020/0781/FL.</p>	Document Description	Document No.	Date Received	Amended Window Details	N/A	28 February 2022	Window profiles	N/A	1 February 2022	Alternative Door - Elevations	N/A	1 April 2022
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Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	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.

Consultation responses

Parish

No objection – 31 January 2022

Publicity expiry

Advertisement/site notice expiry date: N/A

Background

Sandfield House Farm is an established caravan park. The site comprises the main farmhouse, various traditional outbuildings and facility buildings for the caravan park. The outbuildings are mix of stone and brick construction under pantile. Planning permission was granted in 2004 for the conversion of one of the outbuildings to form a holiday let.

Permission was recently granted for the conversion of 3 of the traditional outbuildings on the site to provide three independent holiday let units together with a two-bedroom local occupancy property. It was conditioned under this approval that all replacement windows and doors were to be of timber construction.

This non-material amendment application seeks approval for the installation of aluminium windows and doors instead of the previously approved timber units.

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 CO12 relates specifically to the conversion of existing buildings in the open countryside. The policy states that development will only be permitted where the building is of architectural or historic interest and makes a positive contribution to the landscape and special qualities of the National Park. The building must be structurally sound and capable of conversion without substantial rebuilding and the building must be appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings. The development must be of high quality design that reflects the form and character of the building and provides for essential functional requirements without unacceptable harm to the fabric of the building or its setting. The

design should retain existing external features which contribute significantly to the character of the building including original openings and roofing materials.

Discussion

Part 4 of the Authority's Design Guide is clear that timber is the most appropriate material for traditional rural buildings within the National Park. Inappropriate materials or styles of windows and doors can have detrimental impact on the character of such buildings and so careful consideration should go into any replacement units.

This application originally sought approval for uPVC units however the applicants were advised that the use of uPVC would be contrary to the Authority's Design Guidance and policies. As such the applicants amended the proposed material to aluminium, which is not a traditional material however is considered to be more appropriate for a former agricultural building than uPVC.

The proposed units are considered to be of appropriate design and unlikely to have a detrimental impact on the character of the host buildings or surrounding area and as such 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 amended material, so as to deliver sustainable development.