

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/1011

Development description: construction of detached garage and stable building together with re-building of former outbuilding to create garden store (part retrospective)

Site address: Blea Wyke Lodge, Station Road, Ravenscar

Parish: Staintondale

Case officer: Mrs Helen Stephenson

Applicant: Mr Steve Turner

Blea Wyke Lodge, Station Road, Ravenscar, Scarborough, YO13 0LX

Agent: RT Design

fao: Mr Tony Lang, 304 Valley Mill, Cottonfields, Eagley, Bolton, BL7 9DY,

Director of Planning's Recommendation

Approval subject to the following:

Conditions

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>Location Plan</td><td>N/A</td><td>24 Mar 2022</td></tr><tr><td>Proposed plans & elevations</td><td>BWL/PL/21/001</td><td>17 Dec 2021</td></tr><tr><td>Proposed alterations to outbuilding</td><td>BWL/PL/21/003</td><td>22 Mar 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	Location Plan	N/A	24 Mar 2022	Proposed plans & elevations	BWL/PL/21/001	17 Dec 2021	Proposed alterations to outbuilding	BWL/PL/21/003	22 Mar 2022
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Proposed alterations to outbuilding	BWL/PL/21/003	22 Mar 2022												
3.	RSU003	The developments hereby permitted shall be used for domestic storage and stabling 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 buildings hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission												

Document title

		from the Local Planning Authority.
4.	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 Blea Wyke Lodge and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority.
5.	GACS00	No up-lighting shall be installed on the developments hereby permitted. Any external lighting installed on the developments 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.
6.	GACS18	No burning of manure or stable sweepings shall take place anywhere on the site and any such materials stored on the site shall be moved and the area and site completely cleared at least once a year.
7.	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.
8.	MATS13	The roof tiles utilised in carrying out the garage development hereby permitted shall match those of the existing dwelling unless otherwise agreed in writing with the Local Planning Authority.
9.	MATS19	The external surface of the roof of the stable building hereby permitted shall be coloured and thereafter maintained dark grey or black and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
10.	MATS00	The external timber cladding of the stable 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.
11.	MATS00	The developments hereby permitted shall be fitted with guttering to collect the clean rainwater to adequate storage facilities for re-use or discharge it to a soakaway. The guttering shall be maintained in good working order in perpetuity.
12	LNDS03	No trees, shrubs or hedges to the north and west of the site shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species, unless the Local Planning Authority gives written consent to any variation.
13	MISC00	The development hereby permitted shall be carried out in accordance with the conclusions and recommendations set out in Section 7 of the submitted Ecological Assessment received on 10 May 2022.
14	MATS30	No work shall commence on the installation of any door (including garage doors) in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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.	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.
4.	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.
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.	GACS00	In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents.
7 to 11.	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.
12.	LNDS00	In order to comply with the provisions of Policy ENV1 of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.
13	MISC00	In order to comply with the provisions of Policy ENV1 of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.
14	MATS02	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.

Informatives

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 < mailto:planning@northyorkmoors.org.uk >

Consultation responses

Parish

No objection.

Highways

No objection.

Natural England

No objection.

Environmental Health

No comments to make.

Third party responses

None received.

Publicity expiry

Site notice expiry date - 02 February 2022.



View of application site from access track to property. A belt of mature conifers partially screens views of the main house. The proposed developments are to be sited between the house and trees.



View of development site from within the parking/turning area. The garage is to be located on the existing parking area with the stables provided on the higher ground to the rear.

Background

Blea Wyke Lodge occupies an isolated position to the south-east of the main built up part of Ravenscar. It is accessed via an informal stone and grass track leading from Station Road/Square.

The main dwelling is a white rendered detached bungalow with red clay pantile roof. There is an attached garage to one side of the property. The dwelling benefits from extensive grounds and paddocks with the principal elevation of the house overlooking the coastal slopes. The Cleveland Way runs along the northern boundary of the property. Immediately north of the dwelling is an old outbuilding which has recently been reconstructed.

Planning permission was granted in 1999 for a programme of works comprising the replacement of the flat roofed garage with a pitched roof double garage, replacement of an existing flat roof conservatory located between the projecting bays in the seaward facing elevation with a tiled roof extension and the construction of a conservatory to the south side elevation. Some of the approved works were completed.

The property has recently changed hands and the new owners are currently undertaking renovation works to the main dwelling. This application seeks full planning permission for the construction of a detached double garage to the west (rear) of the dwelling, to be sited within the existing car parking area. However, due to the land rising in this area, at the time of the case Officer's site visit works had already begun to create a level area digging into the sloping land. The proposed garage is of simple ridge and gable design and proposed to be constructed of materials to match the main dwelling. The ridge is set parallel to the main house (north-south) and the access doors are proposed in the long elevation.

A detached timber stable block comprising two stables and one tack room is also proposed on the higher ground to the side/rear of the garage. It is of typical domestic design, with an L-shape plan and small roof overhang in the interior angle.

Finally, during the consideration of the application, it has come to the attention of Officers that the works already carried out to the outbuilding required planning permission on the basis it was in such poor condition, it constitutes a re-build. Consequently, the application has been updated to include the retrospective re-building of former outbuilding to create garden store.

Policy Context

The relevant policies to consider with this application are Strategic Policy C (Quality and Design of Development), Policy CO17 (Householder Development) and Policy CO20 (Equestrian Development for Private Use).

SPC 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.

Policy CO20 relates to Equestrian Development for Private Use and seeks to permit applications for equestrian use (including stables, outdoor arenas and permanent field shelters) where there would be no adverse landscape impact; where existing buildings are used as far as possible and where new buildings are closely associated with existing buildings; where the scale/design is appropriate; where it will not disturb neighbouring amenities; lighting is discreet and where there is adequate parking for horse-related vehicles.

Main Issues

The main issues are considered to be whether the proposed developments are of an acceptable size, scale design and use in this domestic setting and to ensure that the proposal will not have a negative effect upon local landscape character or the quality of habitats.

Garage

The proposed garage is considered to be well-related to the host property and of a good standard of design which reflects the character of the main dwelling. Its position to the rear of the property within an existing parking area, together with its proportions, means that it appears as a subservient structure allowing the main dwelling to remain as the dominant form. The topography of the site and existing tree screening ensures that landscape impact is minimal.

Stables

The proposed location for the stables is well related to the main dwelling and proposed garage, creating a closely related group of buildings. However, it is acknowledged that the stables would be situated on higher ground resulting in a greater visual impact. Officers are satisfied however, that the design and lightweight materials coupled with the tree screening is sufficient to reduce the visual impact to an acceptable level.

The site benefits from a good amount of parking which is located to the rear of the property and by reason of the fact the proposal is for private use only, it is not expected to result in an increased demand for parking areas. The proposal is not expected to

affect the amenities or enjoyment of private residential areas of neighbouring properties, all of whom are located a significant distance from the proposed stables.

The Authority's Ecologist has identified that the proposed stable and part of the proposed garage building is to be located within an area of grassland which is a mix of unimproved neutral grassland and acid grassland/dry heath mosaic and as such indicate that that priority habitats such as lowland dry acid grassland, lowland meadows and lowland heathland are likely to be present. Consequently under the emerging Biodiversity Net Gain requirements and existing Local Plan policy base, a request was made for a suitably qualified ecologist to assess the land where the development has been proposed for its ecological value with appropriate mitigation measures proposed.

The survey has been received and the Authority's Ecologist has confirmed that with reference to the Habitat Regulations, the proposed development is not necessary for the management of any European designated site, and will not have a Likely Significant Effect on any European Designated site, and therefore can be screened out of further assessment. This includes consideration of impacts on nutrient neutrality of the Teesmouth and Cleveland Coast SPA as the application site is functionally separate from the aquatic network and there is no pathway for increased nutrient at the application site to affect the sensitive receptor site.

Outbuilding

The retrospective rebuilding works are considered acceptable on the basis they match the character and palette of materials in use at the site. Although the former lean-to store has been increased in size, it matches the proportions of the main building. In view of the size of the grounds and land holding of the property the size, scale and function of this building are all considered to be acceptable.

No objections have been submitted in connection with the application and no other representations have been received. Therefore, in view of the above and subject to the recommended conditions, 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 identifying areas of the application which required further information/clarification with the applicant's agent and requesting the submission of additional information to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.