

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0258

Development description: construction of one local occupancy dwelling with associated driveway and amenity space (revised scheme to NYM/2019/0343/FL)

Site address: land adjacent 2 Beacon Way, Sneaton

Parish: Sneaton

Case officer: Mrs Jill Bastow

Applicant: Mr I Pyman
2 Beacon Way, Sneaton, Whitby, YO22 5HR

Agent: BHD Partnership
fao: Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB

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	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 & Block Plan</td> <td>D11483-01 G</td> <td>28 Mar 2022</td> </tr> <tr> <td>Proposed Street Scene</td> <td>D11483-04 E</td> <td>28 Mar 2022</td> </tr> <tr> <td>Proposed Plans & Elevations</td> <td>D11483-05 D</td> <td>28 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 & Block Plan	D11483-01 G	28 Mar 2022	Proposed Street Scene	D11483-04 E	28 Mar 2022	Proposed Plans & Elevations	D11483-05 D	28 Mar 2022
Document Description	Document No.	Date Received												
Location Plan & Block Plan	D11483-01 G	28 Mar 2022												
Proposed Street Scene	D11483-04 E	28 Mar 2022												
Proposed Plans & Elevations	D11483-05 D	28 Mar 2022												
3	RSU013	<p>The occupation of the dwelling hereby permitted shall be limited to:</p> <ol style="list-style-type: none"> i. a qualifying person; and ii. a wife or husband (or person living as such), licensee, dependant or sub tenant of a qualifying person. <p>For the purpose of the above, a person is a qualifying person in relation to the dwelling if he/she has an interest in the dwelling (see Note A) and, immediately prior to occupying the dwelling, he/she has satisfied the Local Planning Authority that he/she was in need of local needs housing in term of the criteria set out in Policy CO13 of the adopted North York Moors Local Plan, namely that he/she is:</p> <ol style="list-style-type: none"> 1. Currently resident in the National Park, having been resident in the Park for at least the previous 3 years; or 2. Currently in employment in the National Park; or 3. Having an essential need to live close to relative(s) who are currently living in the National Park; or 												

		<p>4. Having an essential requirement for substantial support from relatives who are currently living in the National Park; or</p> <p>5. Former residents whose case for needing to return to the National Park is accepted by the Authority.</p> <p>Prior to the occupation of the development the qualifying person shall have obtained confirmation in writing from the Authority that they satisfy the local need criteria outlined in points 1 to 5 above.</p> <p>Note A: For the purpose of the above, a person has an interest in the dwelling if he/she has a freehold or leasehold interest in the whole or any part of it, or is a secure tenant or statutory tenant within the meaning of the Housing Act 1985 or the Rent Act 1977.</p> <p>Note B: For the purpose of the above, resident within the National Park will include the whole of parishes split by the National Park boundary with the following exceptions:</p> <p>Allerston; Beadlam; Burniston; East Harlsey; Eberston and Yedingham; Great Ayton; Great and Little Broughton; Great Busby; Guisborough; Irton; Kirkby in Cleveland; Kirkbymoorside; Lockwood; Nawton; Newby; Pickering; Potto; Scalby; Snainton; Sutton under Whitestonecliffe</p>
4	WPDR01	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 14 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
5	MATS06	No work shall commence on the construction of the walls for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained on the development site until the development hereby

		approved has been completed.
6	MATS15	The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7	MATS00	No work shall commence on the installation of any window or external door in the development hereby approved until details of the finish of the windows and external doors have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved, completed within six months of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8	LNDS00	Prior to the first occupation of the development hereby permitted full details of the proposed boundary treatment and hard surfacing to the site, including the size and species of any hedging, the materials to be utilised to any walls or fences and the timetable to implement the proposed works, shall be submitted to and approved in writing by the Local Planning Authority. The site boundary works and hard surfacing shall then be implemented in accordance with the approved details. The boundary treatment and hard surfacing shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
9	HWAY15	Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on on drawing 'Location Plan & Block Plan D11483-01 G' for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
10	DRGE00	The site shall be developed with separate systems of drainage for foul and surface water on and off the site.
11	DRGE00	No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to:

		<p>1. Evidence that other means of surface water drainage have been properly considered and why they have been discounted;</p> <p>2. The means by which the discharge rate shall be restricted to a maximum rate to be agreed by the Local Planning Authority in consultation with the statutory sewerage undertaker.</p> <p>The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.</p>
--	--	--

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	RSU000	In order to comply with Strategic Policy M of the North York Moors Local Plan which seeks to restrict the occupancy of new residential development to those with a local links and an essential need to live in the locality.
4	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.
5	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.
6	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.
7	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.
8	LNDS00	In the interests of the satisfactory appearance of the development and in order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that development proposals incorporate suitable hard landscaping details.
9	HWAY00	In accordance with Policy CO2 of the North York Moors Local Plan and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.
10	DRGE00	To avoid pollution of watercourses and to comply with the provisions of Policy ENV7 of the North York Moors Local Plan, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.
11	DRGE00	To avoid pollution of watercourses and to comply with the provisions of Policy ENV7 of the North York Moors Local Plan, which seeks to ensure that new development has satisfactory provision for the disposal of foul and surface water.

Consultation responses

Parish

No objection

Highways

No comments received

Yorkshire Water

No objection; recommend conditions

Environmental Health

No objection

Third party responses

None received

Publicity expiry

Advertisement/site notice expiry date: 28 April 2022



View of the site beyond the war memorial from Sneaton Lane



View of the site with the applicant's property to the rear from Sneaton Lane

Background

This application relates to the side garden of a sizeable, detached dormer bungalow situated on the south side of Beacon Way close to its junction with Sneaton Lane. Planning permission was originally granted in October 2019 for the erection of a detached local needs dwelling on the garden utilising the existing vehicle access from Sneaton Lane which was given approval as a second access point to the host property in August 2018.

Planning permission is now sought for the repositioning of the dwelling further back into the site (eastwards towards the applicant's property) and a revision to the design of the approved dwelling comprising the increased width and height of the gable projection to the west elevation to allow for a larger bedroom and bathroom.

Main issues

Policy

The relevant policies of the adopted Local Plan are considered to be Strategic Policy B (Spatial Strategy), Strategic Policy C (Quality and Design of Development), Policy CO8 (Housing in Smaller Villages) and Policy CO13 (Local Connection Criteria for Local Needs Housing).

Sneaton is identified in the Settlement Hierarchy as a 'Smaller Village' where Strategic Policy B requires that development should maintain the rural character of the village by providing small scale housing developments to meet local and affordable needs, small scale employment and training premises and new facilities and services for the immediate locality only.

Policy CO8 only supports local needs and affordable housing within the 'smaller villages' on suitable small sites within the main built-up area of the village where additional development will respect the form and character of the settlement. Proposals will be expected to meet the need for smaller dwellings.

Policy CO13 sets out the local connection criteria which will be applied to any dwelling approved under Policy CO8.

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park by only supporting development where the proposal is of a high-quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park Authority Design Guide. It requires the incorporation of good quality construction materials and design details that reflect and complement the architectural character and form of the local vernacular. Furthermore, the siting, orientation, layout and density of the proposal is required to complement existing buildings and the form of the settlement, and the

scale, height, massing and form must be compatible with surrounding buildings and not have an adverse impact upon the amenities of adjoining occupiers.

Principle

The side garden to 2 Beacon Way is considered to form a suitable small site within the main built-up area of Sneaton for the purposes of Policy CO8, lying between the applicant's own property to the east and the remainder of the village and Stonecroft to the south. As such the development of this site for a single local needs dwelling is acceptable in principle.

Siting and Design

This revised scheme is considered to maintain the high-quality design of the approved scheme whilst making better use of the first-floor accommodation. Furthermore, the repositioning of the dwelling further east would better preserve the setting of the war memorial which, although not a listed structure is a focal point and feature of the village.

The ridge height of the proposed dwelling would be approximately 1.1 metres higher than the host property but approximately 1.6 metres lower than Stonecroft to the south, following the natural rise on ground levels. As the proposed dwelling would be set back from the Beacon Way frontage more so than the host property it is considered that it would not dominate the street scene or appear unduly high in this location.

The proposal is considered to provide a form of development which would sit comfortably on this relatively small plot at the entrance to the village.

Residential Amenity

The revised design of the proposed dwelling includes a first-floor window in the west a gable elevation overlooking the road and as such has no impact on residential amenity. Otherwise, the scheme remains as approved with a window in the south elevation facing Stonecroft however given the distance between this property and the proposal (approximately 15 metres) it is not considered that this would cause undue overlooking which might give rise to a significant loss of amenity to those occupants.

Conclusion

It is considered that the development of the side garden to 2 Beacon Way for a modest local needs dwelling accords with Strategic Policy B, Strategic Policy C and Policy CO8. The proposal provides for a modest two-bedroom dwelling in keeping with the surrounding development which would be set back so as to preserve the setting of the war memorial, a feature of the village. As such 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.