

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0369

**Development description:** installation of glazing to rear elevation gable

**Site address:** Hall Farm, Hall Farm Road, Low Hawsker

**Parish:** Hawsker-Cum-Stainsacre

**Case officer:** Mr A Muir

**Applicant:** Mr & Mrs P Wright

Hall Farm Road, Low Hawsker, North Yorkshire, Whitby, YO22 4LE

**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	Standard Three Year Commencement Date  The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2	PLAN00	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
3	GACS00	No work shall commence on the installation of the glazing in the development hereby approved until details of dark skies compliant measures, to reduce light spill from the glazed areas, have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved and shall be maintained in that condition in perpetuity.

### Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	TIME00	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	GACS00	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 that does not detract from the quality of life of local residents; in accordance with Policy ENV4 which seeks to protect dark night skies.
<b>Informative(s)</b>		
<b>Informative number</b>	<b>Informative code</b>	<b>Informative text</b>
1	INFO0	<p>Where the development includes enlarged areas or new glazing developers measure need to be incorporated in order to remove or minimise light spill. Such measure may include treated or tinted glazing, solar film, electronically controlled blinds and smart glass. Any new lighting installed should be designed and installed to minimise the effects of light pollution. This could include the use of shielding to avoid upward glare, avoidance of the use of higher intensity lights and use of lighting triggered by movement sensors.</p> <p>See <a href="https://www.darksky.org/our-work/lighting/lighting-for-citizens/led-guide/">https://www.darksky.org/our-work/lighting/lighting-for-citizens/led-guide/</a> and <a href="https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/">https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/</a></p> <p>This is to protect the nocturnal wildlife and the quality of the dark night skies above the National Park in accordance with Policy ENV8 of the North York Moors Local Plan and to support the North York Moors National Park’s Management Plan Policy E20 – “Dark skies will be protected and improved. New development in the National Park will not cause unacceptable light or noise pollution’.</p>

## Consultation responses

Parish

No Objection

## Third party responses

None received

## Publicity expiry

Site notice expiry date 10 June 2022



View looking towards the rear elevation and the gabled off shut for which the proposal relates

## Background

The range of cottages at Hall Farm originally comprised a traditional farmhouse with attached and detached traditional outbuildings. The complex is located at the western end of the village of Hawsker, adjacent to Hawsker Hall, a grade II listed building.

Planning permission was granted in 2006 to convert the traditional outbuildings into four units of accommodation.

This application relates to the converted unit at the southern side of the site. Permission is sought to remove the ground and first floor brickwork from the rear gable of the off shut and replace it with a fully glazed wall constructed from dark grey powder coated aluminium frames and glazed units.

The boundary of the property with Hawsker Hall is mixed masonry wall of approximately 3 generally hidden by tall landscaping on the applicant's side. The boundary with the Farmhouse consists of a 1.2m high five bar timber fence with mixed hedging on the applicant's side.

## Main issues

The most relevant policies contained within the Local Plan to be consider are Strategic Policy C (Design), Policy CO17 (Householder Development), and ENV4 (Dark Night Skies).

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park by requiring that developments be of a high-quality design and incorporate good quality materials and do not have an adverse impact upon the amenities of adjoining occupiers. Furthermore, the scale, height, massing, and form of the proposal should be compatible with surrounding buildings.

Policy CO17 states that development within the domestic curtilage of dwellings should take full account of the character of the local area, the special qualities of the National Park and will be permitted where among other things, the 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.

Policy ENV4 which seeks to ensure that the darkness of the night skies above the NP are maintained and where possible enhanced by limiting light spillage.

The large glazing element is likely to have a minor impact on the dark night skies designation. However, this can be overcome by incorporating methods of light spill prevention and as such a condition has been applied.

In all the design of the scheme is compliant with Part 2 of the Authority's design guidance as the contemporary design is sympathetic and sensitive to the original

building. The proposal although two storeys, will not have a detrimental impact on the amenities of the neighbouring property or cause any unnecessary overlooking issues.

The development is considered to comply with policies SP C, C017 and ENV4 of the current Local Plan and as such this application is recommended for approval.

#### **Contribution to Management Plan objectives**

Approval is considered likely to help meet Objective9 which seeks to increase the intrinsic darkness of the NP IDSR and Objective 23 which seeks to meet the needs of residents.

#### **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.