

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0455

Development description: demolition of porch and construction of single storey rear extension

Site address: Ash Grove Cottage, Harwood Dale,

Parish: Harwood Dale

Case officer: Mrs Jill Bastow

Applicant: Mr & Mrs Sean Milburn
Ash Grove Cottage, Harwood Dale, Scarborough, YO13 0LA

Agent: Victoria Wharton Architectural Design
7 Red Scar Lane, Scarborough, YO12 5RH

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	WPDR04	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no further extensions to the dwelling shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4	MATS04	All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
5	MATS60	All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6	MATS56	The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
7	MATS74	All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8	MATS70	The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall

		thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9	MATS72	The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with 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	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.
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 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.
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 the appearance of the development is 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 the appearance of the development is 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	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.
9	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.

Consultation responses

Parish

No objection but question where will the builders park during construction work as the property is opposite a farm entrance and right on a bend

Third party responses

No comments received

Publicity expiry

Advertisement/site notice expiry date: 20 July 2022



View of the rear of Ash Grove Cottage where the proposed single storey extension would be located in place of the existing porch

Background

Ash Grove Cottage lies on the south side of the main road through Harwood Dale and forms the western half of a pair of semi-detached stone cottages. The eastern cottage has already been significantly extended whereas the application property remains as originally built. There is vehicular access to the west of the property with parking for one car and an extensive garden to the south.

Planning permission is sought for a single storey side extension to the rear out shot to provide a dining kitchen. The extension would have a cat slide roof and would be constructed in materials to match the host building.

Main issues

The relevant policies of the Local Plan in the determination of this application are Strategic Policy C (Quality and Design of Development) and Policy CO17 (Householder Development).

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park with a set of detailed criteria to be complied with. It requires proposals to be of a high quality design that will make a positive contribution to the local environment and to 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 the scale, height, form, position and design of any extension to not detract from the character and form of the original dwelling or its setting in the landscape and to reflect the principles outlined in the Authority's Design Guide. In addition it requires that any extension should be clearly subservient to the host dwelling and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension. It also requires the design and detailing to complement the architectural form and character of the original dwelling and any new roofline to respect the form and symmetry of the original dwelling.

With regard to the 30% threshold as set out in Policy CO17, and in line with the Householder Extensions Planning Advice Note the existing habitable floorspace of the main domestic dwelling has been calculated based on the extent of the main domestic dwelling as it was on 1 July 1948 excluding any extensions erected after then. As such the internal habitable floorspace of the original dwelling extends to approx. 78 sq.m. The property has not previously been extended and as such the proposed extension would provide a further 19 sq.m which equates to a 24 % increase and in accordance with Policy CO17.

Policy CO17 requires any extension to be clearly subservient to the host dwelling and requires the design and detailing to complement the architectural form and character

of the original dwelling with any new roofline respecting the form and symmetry of the original dwelling. In the justification to the policy, it also advises that extensions to traditional buildings in particular should respect and sustain the historical significance, character and appearance of the original building through sensitive design.

The proposed extension with its catslide roof extending down from the rear out shot is considered to be a traditional form of extension which complements the architectural form and character of this modest cottage, whilst being subservient to the host building. As such it is considered that the scale, height, form and design of this extension would preserve the historic character of the original dwelling and the quality of the built environment of this area of the National Park and that it reflects the principles outlined in the Authority's Design Guide.

Although there is an adjoining property to the east it is not considered that the occupants would be affected by the proposal given that the extension will be entirely shielded by the existing out shot.

In view of the above the proposal for a modest, subservient extension of traditional design would preserve the character and form of the original dwelling in accordance with Strategic Policy C and Policy CO17 and 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.