

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0492

**Development description:** construction of side extension to dwelling together with terrace and steps and reduction in size of shed

**Site address:** Ewe Cottage, Browside, Ravenscar

**Parish:** Fylingdales

**Case officer:** Mrs Hilary Saunders

**Applicant:** Mr & Mrs Spearpoint  
Ewe Cottage, Browside, Ravenscar, YO13 0NH

**Agent:** Design 4

fao: Mr Tony Harrison, Chestnut House, Sinnington, York, YO62 6RD

## 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	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.
4	MATS41	All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of

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		opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5	GACS00	No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be Dark Skies compliant and no other lighting shall be installed on the site. 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	MATS00	The external timber cladding of the raised terrace hereby approved shall be stained dark brown and shall be 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.
3,4 &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.
5	GACS00	In order to comply with the provisions of Strategic Policy A and ENV4 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 or the character of the locality, and so that development helps maintain the National Park's status as an international dark sky reserve.

## Consultation responses

### Parish

No comments received

### Highways

No comments received

### Natural England

Unable to provide advice

### Third party responses

None received

### Publicity expiry

Site notice expiry date – 25 July 2022

Front elevation of existing building from the Cinder Track – extension on left hand side

## Background



Closer view of location of side extension



In context of neighbouring house – extension to the left of this photo



Existing rear elevation (from Estate agent details) – existing terrace to be extended in size



Ewe Cottage House is located in an isolated position, accessed from the old railway line, between Ravenscar and Robin Hood's Bay. The property was originally within the curtilage of Ewefield House, a traditional stone and pantile dwelling. Ewe Cottage was formed from a stone and pantile outbuilding, previously used as a workshop for making toys and then granted change of use to a residential annexe. Subsequently, in 2017 planning permission was granted for it to become an independent Local Occupancy dwelling.

The land drops steeply away to the rear.

This application seeks full planning permission for a modest 1 ½ storey side extension to provide improved bedroom accommodation at ground floor and an ensuite bathroom in the loft space.

It is also proposed to increase the size of the existing raised terrace and use timber sleepers to stabilise this.

## Main issues

### Local Plan

Strategic Policy C- Design - seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high quality design; incorporates good quality construction materials and design details that reflect architectural character and form of the original building or the local vernacular; the siting, orientation, layout and density complement existing buildings; the scale, height, massing and form are compatible with surrounding buildings and not have an adverse impact upon the amenities of adjoining occupiers; sustainable design and construction techniques are incorporated; there is a good quality landscaping and planting scheme; local wildlife and biodiversity is enhanced; provision is made for adequate storage, cycling facilities and car parking are provided and the proposal ensures the creation of an accessible, safe and secure environment for all potential users.

Policy CO17 - Householder Development - seeks to ensure 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 only be permitted where the scale, height, form, position and design do not detract from the character and form of the original dwelling or its setting in the landscape; does not adversely affect the residential amenity of neighbouring occupiers and reflects the principles outlined in the Authority's Design Guide.

In the case of extensions and alterations to the existing dwelling, any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension; the design and detailing should complement the architectural form and character of the original dwelling.

### Material Considerations

The proposed extension would be subservient in scale and appearance to the host dwelling and would represent a 28% increase in floorspace so is in accordance with the requirements of Policy CO17.

The land to the rear of the property is steeply sloping hence the need for the raised terrace area. The proposed extension to this terrace and cladding with vertical timber would not have a detrimental impact on the immediate or wider landscape and would not have an impact on the amenities enjoyed by nearby properties.

In view of the above, approval is recommended.

### Pre-commencement conditions

N/A

### Explanation of how the Authority has worked positively with the applicant/agent

Approval (No Amendments Required)

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.