

PLANNING SUPPORTING STATEMENT

At: High Mitten Cottage,
Back Lane,
Hawsker

NYMNPA

18/08/2022

Cheryl **Ward**
Planning

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Rev/version no.	Date	Amendment details	Revision prepared by
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1.0 Introduction

- 1.1 Acting upon the request of the applicant, Cheryl Ward Planning has been appointed to submit a planning application in relation to the area outlined in red on the attached location plan at High Mitten Cottage, Back Lane, Hawsker, Whitby, YO22 4FQ.
- 1.2 The applicant has instructed the scheme be submitted following the granting of a Certificate of Lawful Use under the Town and Country Planning (Development Management Procedure) Order 2015 which established lawful use of the property as an independent dwellinghouse **(NYM/2021/0113/CLE)**.
- 1.3 The dwelling is an independent unit in its own right and vitally it is recognised as having its own postal address and comprises a principal residence dwelling meaning that the applicant permanently resides at the property.
- 1.4 This is a householder planning application for single storey side (south) and rear (west) extensions to the modest two up, two down dwellinghouse. The client's objective fundamentally relates to improved health and safety aspects which are currently unsatisfactory together with improved kitchen/dining space (which is currently lacking), a utility room, office (for home working) and a new staircase (to meet Building Regulations) in order that the occupants can remain at the property now and in the long term future.
- 1.5 In so far as possible, the applicant is keen to ensure it is a scheme that would not detract from the character and form of the original dwelling which could in addition, risk undermining the enjoyment of the dwelling as well as National Park purposes.
- 1.6 The accompanying plans are prepared by PC Architect (PCA) and can be used to identify the site together with what is being proposed.
- 1.7 In summary, consent is sought under the Town and Country Planning Act 1990. The site falls within the North York Moors National Parks planning jurisdiction.
- 1.8 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 Purpose of Statement

- 2.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal.

3.0 Planning History

- 3.1 A search of the North York Moors National Park's online planning records has been undertaken and the following planning history is identified with the site.

NYM/2021/0113/CLE – Certificate of lawful use for the independent use of the dwelling unit in excess of four years and severing of ties from High Mitten Hill Farm in excess of ten years in breach of condition 1 of planning approval NYM/2009/0334/FL – Approve.

NYM/2009/0334/FL – Removal of condition 4 of planning permission NYM/2003/0848/FL to allow residential use at High Mitten Cottage, High Mitten Hill Farm, Low Hawsker - Approve.

NYM/2003/848/FL – Conversion of a farm building into a holiday cottage at High Mitten Hill Farm, Low Hawsker - Approve.

Relevant schemes nearby

- 3.2 Whilst it is acknowledged that other schemes can't be used to justify another the applicant has carried out extensive research of extensions that have been recently approved within the NY Moors National Park which portray a similar design.

- 1) **NYM/20018/0369/FL** – Alterations and construction of single and tow storey side and rear extensions at Gildersholme, Raw – Approve.



Fig 1. – Plans for Gildersholme, Raw – for illustrative purposes only.

Continued ...

NYM/2019/0230/FL – Alterations raising of roof height and construction of single storey extensions together with associated parking and landscaping works at Brickyard Cottage (formerly Rock Head), Robin Hoods Bay, Ravenscar – Approve.

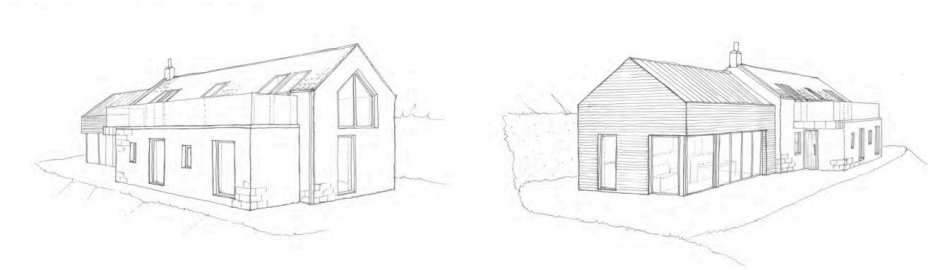


Fig 2. – Visuals showing proposed extensions and alterations at Brickyard Cottage, Ravenscar

4.0 Pre-application advice and front loading

- 4.1 Paragraph 39 of the NPPF advises that early engagement has significant potential to improve efficiency and effectiveness of the planning application system for all parties. Good pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
- 4.2 As required by Paragraph 41 of the NPPF the applicants have previously engaged with the LPA to resolve as many issues as possible and taken a proactive approach to the development management process.
- 4.3 The LPA's response of 09 November 2017 and 06 March 2020 confirmed that the principle of establishing the unit as an independent residential dwelling would need to come first before future extensions could be considered to provide additional living accommodation at High Mitten Cottage. A Certificate of Lawful Use has since been obtained through the LPA.
- 4.4 During pre-application discussions, the LPA acknowledged that the current level of accommodation was sufficient to meet the needs of an annexe/holiday cottage. However, the applicants needs/circumstances have since changed and now that the dwelling is lawfully established (with permitted development rights) the level and attributes of the accommodation falls short of health and safety standards and that of a dwelling which can enable and support a healthy lifestyle, especially where this would address identified local health and well-being needs for a variety of reasons.
- 4.5 For example, the house does not benefit from the following:
- A downstairs wc facility.
 - A back door - the property only has a single entry/egress point thereby no means of escape.
 - No other means of escape or openings at the rear of the house.
 - Any form of dining space.
 - Utility room.
 - Attic/storage space.
 - Home office/workspace – which is essential to the needs of the household post Covid.
- 4.6 It appears from the 2017 and 2020 pre-application discussions that the LPA appreciate that the existing internal layout does not easily lend itself to an easy living arrangement with only two rooms at ground floor and two rooms at first floor.
- 4.7 It is also a dwellinghouse which has the capability to support a small holding with 10 acres of land and a substantial farm building. As such, the point being made here is that the scheme is not considered to result in the loss of a smaller, more affordable dwelling within the National Park if it were to be used to its full potential.

- 4.8 The property is a dwelling in its own right and through this application it is intended to create a better place in which to live and work. The property benefits from permitted development rights which would allow an extension to be placed across the full width of the rear of the dwelling and 4 metres out (in depth).
- 4.9 The applicant acknowledges the aspirations of the NYM Local Plan and wishes to create an extension within the scope of a planning permission that is more aesthetically pleasing than that achievable under permitted development and one that will complement the cottage together with subtle links to outdoor amenity space.
- 4.10 Furthermore, it is essential that the house is flooded with natural light, will function well and is sympathetic to local character and history including the surrounding built environment and landscape setting.
- 4.11 On a more technical point, there are some fundamental health and safety/building regulation issues which are required to be addressed through this application, those being:
- The house does not benefit from an acceptable means of escape.
 - The rear elevation in particular presents a series lack of escape in the event of an emergency. The 3 no. windows that do exist are non-opening.
 - The staircase is not up to Building Regulation standards and the kite winders are exceptionally difficult to negotiate for even an able bodied person.
 - There are no disabled accessibility/ground floor facilities.
 - There is no storage amenity inside the house such as attic or utility space.
 - There is no ground floor w/c facility or shower room.
 - The house suffers from a distinct lack of light – needed for health and wellbeing.
 - The house is currently lit by artificial lighting throughout the house, during the day, in the summer months.

Additional background information in support of application

- 4.12 The applicant(s) reside at High Mitten Cottage on a full time basis. Life is rooted on a few acres of land supplemented by full time employment. Post Covid there is a need for a home office and for the second bedroom to be used for its original intended purpose. At present it is used as a store, office and bedroom serving a multitude of uses.
- 4.13 High Mitten Cottage is the applicant's home where there is a need to reside in the long term and benefit from better facilities. Creating a place that is safe, inclusive and accessible with a higher standard of amenity for existing and future users including elderly family members, the family and grandchildren is essential.
- 4.14 In summary, the above technical issues (amongst other issues) comprise the main driving force behind the application. The main objective of the application surmounts to 'compelling planning considerations' together with provision of an increased level of accommodation for the domestic needs of the household.

- 4.15 The proposed extensions/modifications will allow the current and impractical layout of the dwelling to become much more usable for the occupants and any future users, particularly with regard to the stairs which present accessibility issues and are unlikely to meet Building Regulation standards in view of the kite winder stairs.

Historical background

- 4.16 At the time of conversion (2004) an existing wheelhouse forming part of the north elevation of the building was not replaced, nor was a small part of the building attached to the south elevation. These elements formed part of the original building which in turn formed part of the working farmyard – see blue line on the proposed plans together with the attached image and old mapping data below.
- 4.17 Whilst it would have been sympathetic to reinstate the former outbuilding in its entirety as shown below, it is not considered that any appropriate engineering solution would have been feasible to repair or improve these existing structures however all of the existing materials that were salvaged are to be re-used in the proposed development in order to retain some of the ‘original character’.

Liveability

- 4.18 The LPA will have regard to the fact that the property is occupied on a permanent basis for a period in excess of 10 years and now benefits from a Certificate of Lawfulness and householder permitted development rights.
- 4.19 In seeking planning permission for alterations and extensions it would be unreasonable for the LPA to refuse the much needed extensions to the dwelling, particularly under a controlled consent, when the Authority has accepted it is now a full time residential unit.
- 4.20 The accommodation simply does not offer the required standard of liveability particularly post Covid-19 (amongst others) and is at risk of presenting itself with a series of health and safety issues if not regularised.
- 4.21 **Fig 3.** below was taken in the mid 1960’s - it clearly shows a suite of farmyard buildings including the above referenced buildings attached to the north and south elevation of the application property.
- 4.22 On account of the structures falling into disrepair, the previous owner did not rebuild them and only a single access door on the east elevation was provided to serve the cottage which is deemed to be unacceptable today.

Farm imagery



Fig 3. – High Mitten Hill Farm, dated circa 1963.



Fig 4. – Zoomed in version to show the extent of the barn with hipped wheelhouse and buildings attached to south elevation and former farm/courtyard. Many of the former farm buildings have been lost.

Old Mapping data



Fig 5. – High Mitten Hill, Hawsker, OS Six Inch, 1888 – 1913. Source: <https://maps.nls.uk/geo/explore/#zoom=17&lat=54.45028&lon=-0.58160&layers=6&b=1> – for illustrative purposes only.



Fig 6. – High Mitten Hill, Hawsker, OS 25 Inch, 1892 - 1914. Source: <https://maps.nls.uk/geo/explore/#zoom=17&lat=54.45028&lon=-0.58160&layers=6&b=1> – for illustrative purposes only.

Continued ... Old Mapping



Fig 7. – High Mitten Hill, Hawsker, OS 1:1 million, 1:2.5 k, 1900's.. Source: <https://maps.nls.uk/geo/explore/#zoom=17&lat=54.45028&lon=-0.58160&layers=6&b=1> – for illustrative purposes only.

4.23 The applicant has acted on the questions at page 9, Part 2 of the Design Guide which requires future applicants to think about the following:

- **Is the extension really needed?**
 - *Post Covid, circumstances continue to change, particularly whereby there is a need to establish a living and home working environment.*
 - *The applicant wishes to continue to reside in the Parish of Hawsker and be a part of the local community and make use of local facilities.*
 - *With this in mind the size and housing needs of the applicant have been objectively assessed and ground floor extensions are planned.*
 - *Post development, the property will remain a 2 bed house, yet the proposed extension will deliver the necessary ground floor accommodation and cater for the future demands of the household not just for individual benefit but for the lifetime of the development.*
 - *No further upstairs rooms are needed.*

Continued ...

- *Additionally, an extension is needed to support the health and safety of the occupants for purposes of providing downstairs shower/wc facilities, means of escape and to furnish the house with an appropriate staircase that will meet size and configuration standards.*

- **What form should the new extension take?**
 - *The accommodation has been designed to function well with the existing accommodation which seeks to remodel the staircase and kitchen facilities to provide linkages with new utility space, a downstairs shower/wc and office which is designed to add to the overall quality of accommodation without harming the key characteristics local distinctiveness of the site as a whole.*
 - *There is a requirement for a rear access/escape point and for the rear extension to form a close link with the dog kennels at the back of the house together with visual links over the access points to the large shed for surveillance purposes.*
 - *It secures development at the rear and side of the property rather than on the principal approach to the property.*
 - *The north and east elevations maintain a distinct agricultural appearance and the building reads as a traditional building maintaining the original spacing around the dwellinghouse and former outbuildings.*
 - *Views through the site are retained, there are no public views of the rear aspect of the cottage where it is to be extended.*
 - *Maintains the original floor layout and utilitarian linear form of existing external areas.*

- **What are the characteristics of the area or settlement?**
 - *The defining characteristics of the locality support a rural environment and that of farm steadings many still functioning. High Mitten Cottage retains a small rural element which could increase or decrease in the future.*
 - *A dwelling capable of supporting the unit is needed.*
 - *In line with the Officers advice the layout of the site has a simple utilitarian form which is largely linear in format and the applicant has a desire to retain the defining characteristics of the site.*

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- **What are the building characteristics and detail of neighbouring properties?**

The area comprises open countryside with sporadic steadings dotted along Back Lane towards Sneatonthorpe. The building characteristics of the locality is that of traditional stone and pantile dwellings, outbuildings and extensions and other additions which are evident on the approach to the application site - past the bungalow and farm cottages to High Mitten Cottage.

- **What are the potential impacts of an extension on my neighbours?**

The development does not affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling. As such there is ample amenity space for the dwelling.

- **Could existing energy efficiency or other sustainability principles be improved as part of the extension or alteration?**

The development is to be built to current Building Regulations standards which seek to take on board carbon positivity.

4.23 The Officer's advice in relation to the pre-application responses have been fully acknowledged and acted upon. Since receipt of the first response from the LPA, the scheme has been developed in line with the design team at PC Architects.

4.24 The planning statement sets out the overall case for the proposed development and is supported by the following documents:

- Planning application forms.
- Design and Access Statement.
- OS Map Extract.
- Existing Plans and Elevations – EX_002 A.
- Proposed Plans, Elevation and Section – PL_001 A.

- 4.25 Based on the evidence above, and in terms of justifying the scale of extension, it is concluded the proposed accommodation is of a similar scale to the existing/original building footprint which formerly included the wheelhouse and south elevation extension.

Smaller dwellings in the National Park (Policy CO17)

- 4.26 At a recent planning appeal, for a property in the National Park, the Planning Inspector set out that the loss of smaller, more affordable dwellings is not referred to directly within **Policy CO17** of the NYM Local Plan.
- 4.27 However, the policy explanation states that very large extensions can be overbearing, and proposals which incrementally extend small dwellings beyond their original size can have a detrimental impact on the character of an area, and the mix of dwelling types needed to sustain balanced communities.
- 4.28 It goes on to state, that limiting the size of new extensions can avoid the loss of smaller more affordable dwellings in the National Park.
- 4.29 The Inspectors decision however confirmed that there is no evidence to establish the mix of dwelling types needed to sustain balanced communities within the National Park, and how the proposed development would or wouldn't affect this mix.
- 4.30 It is also confirmed that there is limited evidence on affordability within the National Park, and the evidence presented in the appeal indicated that property value may not (in any case) be affordable. Furthermore, the resultant dwelling (in the appeal case) would still remain a relatively modest sized 3 bedroom property.
- 4.31 The Inspector concluded that the proposed development would not have a harmful effect on the mix of dwelling types needed to sustain balanced communities within the National Park. Whilst there would be some conflict with **Policy CO17** of the Local Plan, in that it would exceed 30% of the original habitable floorspace, it would nevertheless comply with the overall thrust of the policy and would not harm the character and appearance of the area or the mix of dwelling types needed to sustain balanced communities in the National Park. Therefore, taken as a whole, it would not conflict with **Policy CO17** of the Local Plan.
- 4.32 The Inspectors comments echo the thrust of the previous Local Plan (Development Policy 19 – Householder Development) and the extant Design Guide (Part 2) which remains in place.
- 4.33 The recent appeal decision is relevant to this case and working to align with planning **Policy CO17** of the NYM Local Plan the applicant has taken on board the officer's advice and established the property as an independent dwelling in its own right.

- 4.34 The scheme before the LPA is a genuine case for extensions and seeks to protect the side (north) and principal elevation by ensuring development is confined to the rear (south and west) elevations thereby not being visible in the local landscape.
- 4.35 To that end, the proposal has been re-adjusted in line with the Authority's pre-application advice and is a justified householder development. Furthermore, care is taken to ensure the massing of the extension does not adversely impact on the space about the dwelling.

5.0 The Site

Site context and surroundings

- 5.1 High Mitten Cottage is a modest, under-resourced cottage situated to the south east side of High Mitten Hill Farmhouse and associated holiday cottages. It is a detached property with independent vehicle access and parking. Wider access is shared across the site with High Mitten Hill, Mitten Hill Farm and Greenacre bungalow. These properties are under separate ownership.
- 5.2 The property lies in the open countryside, albeit that there are other properties surrounding the site and the area known as High and Low Hawsker. The site vaguely runs parallel with Mitten Hill Beck to the west albeit on higher ground. The risk of flooding is exceptionally low.
- 5.3 In a wider context the site is located within the NYM Moors National Park approximately 500 metres south of Hawsker village, 1.8 miles south of Whitby, 13.6 miles north west of Scarborough and is only a short distance from the east coast.
- 5.4 The site lies within easy reach of the NYM Moors and the wider east coast. The area is well linked to a network of rural roads, footpaths, bridleways and cycle paths. The site is sustainably linked from one site to another with necessarily using a car although it is classed as being with the 'open countryside' from a planning perspective.
- 5.5 A Landscape Character Assessment of the North York Moors was published in 2003 (White, Young, Green) identified nine landscape character areas. The local landscape surrounding the application site is described as 'Coast and Coastal Hinterland'. It also falls on the moorland and the central valley.
- 5.6 The key characteristics of this landscape type can be described as a rolling coastal landscape, steeply incised valleys, winding becks, broad bays interspersed with an indented line of high, crumbling or tumbling cliffs. Elevated views are available allowing panoramic and long distance views down to Whitby.
- 5.7 It is a place that contributes to a sense of calm and tranquillity, hence why it is a desirable place to live.
- 5.8 The topography surrounding High Mitten Hill can be described as a patchwork of arable and grass fields separated with native hedgerows. The property lies on a fairly level footing and is well screened from view by buildings and the local landscape topography.

6.0 The Proposal

Introduction

- 6.1 This Design and Access Statement is prepared by Cheryl Ward Planning and is submitted in support of this planning application.
- 6.2 The primary purpose of the development is to provide a dwelling that meets prescribed health and safety standards, to create larger, more functional and flexible ground floor accommodation with key linkages to the rear of the property and private outside spaces. The accompanying plans seek to show how this is achievable on the site without harming the special qualities of the area and High Mitten Cottage.
- 6.3 The proposal is also designed to fit with a wider overarching need to live and work at the site and improve liveability standards within and around the dwelling which is within the applicant's ownership i.e. land and buildings.
- 6.4 In essence, the whole site is designed to work in unison and finding a solution to the owner/applicant's future needs including accessibility and disability which is fundamental to the proposal.

Extensions

- 6.5 To provide the required space it is proposed to introduce single storey side and rear extensions to the south and west elevations of the house taking in a small section of amenity ground immediately surrounding the house. Post development a good amount of amenity space is retained for the host property for existing and future users of the site.
- 6.6 The property is applicant owned and is a principal residence dwellinghouse. The occupants have a requirement to live and work at home and care for older relatives/parents as well as grandchildren who live close-by. The applicant plans to reside in the house for the long term future however is in urgent need of additional floorspace to accommodate the mitigating circumstances of the household.
- 6.7 The side extension is to be built over the foundations of a former farm building (see blue line which indicates the former structure). It is essentially a lean-to element which will provide a ground floor utility, shower room/wc and storage solutions.
- 6.8 The side extension is designed to be in-set from the principal elevation so that it will not be visible on the approach to the property and ensures the main body of the dwelling remains the dominant form. The extension will sit on a level platform meeting ground levels within the existing building therefore some digging out will be necessary.

- 6.9 The rear extension is designed to accommodate a dining room (something the property does not have), house the reconfigured staircase and a sitting area overlooking the rear paddock (intrinsic to the proposal) and an office for home working.
- 6.10 With equal importance, is the linkage between the two extensions which will act as the new rear entrance and connection to external areas i.e. dog kennels and outbuildings and importantly form a proper means of escape.
- 6.11 Combining the side and rear extension in the form of an 'L' shape is vital to the host building for all of the given reasons above.
- 6.12 By specific request of the applicant, the roof is designed to tuck in below the eaves line of the host building to create a visual break and element of stonework on show to ensure a subservient appearance.
- 6.13 With the main building being of traditional design and construction, although taking on a domestic appearance, there is a requirement to ensure the scale, proportions, height, position and detailing is reflective of the original house.
- 6.14 The lean-to roof is designed to work cumulatively with the depth of the extension. Creating a deeper projection has the potential to elongate the roof distorting the extension and creating an uncharacteristic massing that could 'swamp' the host building. The scheme is careful not to do so and achieve an appropriate balance. Essentially, a higher or lower roof pitch would not work.

Windows/doors

- 6.15 The scheme proposes to create more natural light as there is a distinct lack of light in the house due to two issues, wall thickness and lack of openings, particularly on the rear elevation.
- 6.16 The proposed extension seeks to strike a balance of drawing in natural light not only into the extension but into the existing dwelling. Creating open plan living will assist in penetrating natural light and aid well-being. The current darkness within the house acts as a negative feature. New windows and doors avoid losing the fundamental solid to void ratio.
- 6.17 The side elevation maintains a good degree of stonework with a series of smaller openings albeit giving surveillance over the yard/large shed.

Continued ...

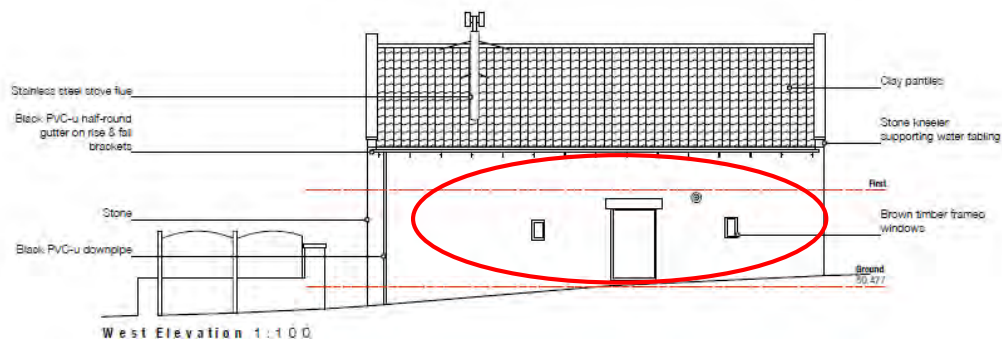


Fig 8. – Current rear elevation of the house with no means of escape and no tolerance for aiding natural light.

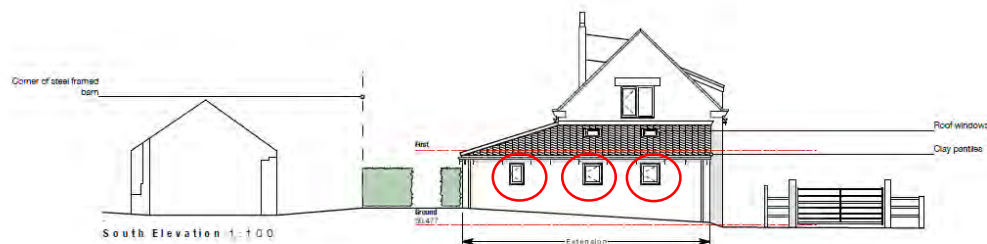


Fig 9. – The south elevation of the extension reflects the overall scale, proportion of the original building.

- 6.18 The position of the extension is chosen as it culminates in the least harmful loss of space and maintains flow and function throughout existing external spaces about the dwelling.
- 6.19 The extension will take on a simple linear form which the LPA reference during initial pre-application discussions and is receptive to the scale, height, form, position, design and materials of the host building in order to be subservient.
- 6.20 The accommodation provides accessible ground floor accommodation and a downstairs wc for visitors and removes the need to use the upstairs facilities. As such, post development the property will remain a relatively modest two bed dwelling.
- 6.21 In summary, the existing dwelling, landscape and its features are not considered to be a constraint with regards to the introduction of a ground floor extension nor would a future development adversely affect the special qualities of the area and the area's prevailing 'coastal' landscape character.

Materials

- 6.22 The construction method and materials are offered with a mixture of reclaimed (salvaged) matching stone under a traditional, reclaimed pantile roof to create strong compatibility between new and existing parts of the dwelling.

Appearance

- 6.23 In summary, the approach in terms of design is to create a dwelling that is both functional and operational for modern living and one that mimics key connections to the traditional characteristic of the NY Moors and coastal hinterland for example:

- Matching materials compatible with the locality.
- A traditional pantile roof.
- Robust materials.
- Subservience to nearby structures i.e. hierarchical elements of the dwelling which diminish in height and scale so as not to over dominate.
- Stonework to window ratio - well balanced.
- Creates a balance between the existing internal house levels and external levels.

Access

- 6.24 Vehicle access to and from the site will remain unchanged. Accessing the site for the purposes of the proposal does not pose a constraint to the development or other road users.

7.0 Planning Policy Context

- 7.1 This section outlines the principal planning policies that pertain to the proposed scheme.
- 7.2 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control.
- 7.3 Under Section 70 of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National Planning Policy (NPPF) (2020)

- 7.4 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 7.5 The NPPF is a contributing material consideration. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 7.6 Paragraph 7 states that 'at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.
- 7.7 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.
- 7.8 To fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.
- 7.9 Paragraph 9 of the NPPF states that 'planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'.
- 7.10 Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

- 7.11 Paragraph 127 states that plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.
- 7.12 Paragraph 128 advises the LPA should provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.
- 7.13 Paragraph 129 advises that design guides and codes can be prepared at an area-wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.
- 7.14 Paragraph 130 seeks to ensure that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

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e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7.15 With respect to development in National Park's, paragraph 176 of the NPPF states that Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

North York Moors National Park Authority – NYM Local Plan (2020)

7.16 Applications for planning permission are primarily considered against policies set out in the 'development plan' for the North York Moors National Park. This is made up of a series of formal planning documents that have been through a period of consultation and testing and have been subsequently formally adopted by the National Park Authority.

7.17 The NYM Local Plan was adopted on 27 July 2020 and will be in place for the next fifteen years. It seeks to balance the overriding need to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. It acknowledges that there is a need for new homes, jobs and services.

7.18 The role of this Plan is said to manage the 'often competing aims by putting in place a set of policies to guide careful decision making on where new development will be located and how it will look and function'. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.

7.19 An overall summary of national and local planning policies considered relevant to the case are summarised in the table below:

Continued ...

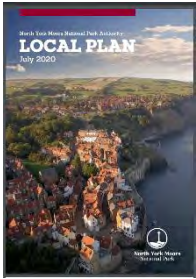
DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2020)	Paragraphs 2, 7, 8, 9, 10, 11, 38, 39, 51, 84, 126, 127, 128, 129, 130, 176
National Planning Practice Guidance (2014)	Before submitting an application (2019). Consultation and pre-decision matters (2020). Design: process and tools (2019). Determining a planning application (2019). Making an application (2018) Permission in principle (2019).
Local Development Plan in force	
NYM Local Plan (2020) 	Strategic Policy A – Achieving National Park Purposes and Sustainable Development. Strategic Policy B – The Spatial Strategy. Strategic Policy C – Quality and Design of Development. Policy ENV3 – Dark Night Skies Policy CO17 – Householder Development.
NYM Supplementary Planning Documents	Part 1: General Principles (2008). Part 2: - Extensions and Alterations to Dwellings (2008).

Table 1. – Planning policy and guidance.

7.20 **Strategic Policy C** (Quality and Design of Development) confirms that in order to maintain and enhance the distinctive character of the National Park development will be supported 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 design guide.

- 7.21 **Policy CO17** (Householder Development) is the most relevant to the application and requires 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:
1. The scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape;
 2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling; and
 3. The development reflects the principles outlined in the Authority's Design Guide. In the case of extensions and alterations to the existing dwelling, the following criteria must also be met: a) 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; and b) The design and detailing should complement the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling.
- 7.22 In summary, the development is in alignment with planning policies **SPC and CO17** of the NYM Local Plan.

Supplementary Planning Documents

- 7.23 **Part 1** (General Principles) confirms that there is concern that a standardised approach is being adopted in the design of new development within the National Park. The use of a limited range of traditional building features and techniques is creating a ubiquitous 'style', which does not necessarily reflect the subtle variations in the landscape and building characteristics that exist across the Park. This results in relatively few proposals that are contemporary in their design approach, the consequence of which is a potential deficit in the built heritage for future generations.
- 7.24 **Part 2** (Extensions and Alterations to Dwellings) states 'although a rear extension may have less of an immediate impact on the streetscene, the same subservient approach is required and care should be exercised to ensure that the mass of the extension does not adversely impact on the space about the dwelling'.

7.25 The proposal in this case is to be located at the rear and side of the house where there are no visible public vantage points and care is abundantly taken to ensure that the extensions do not impact on the host building.

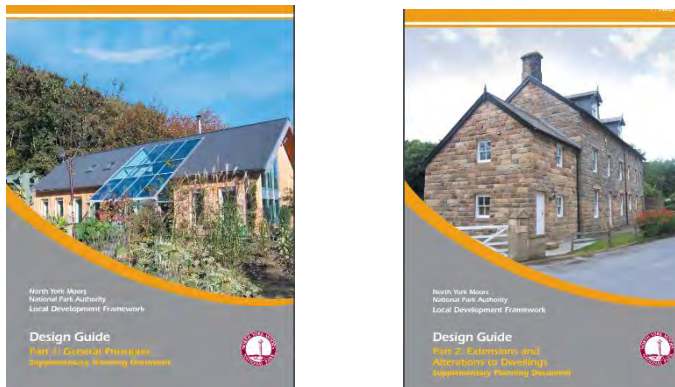


Fig 9. – NYM Design Guides – Part 1 and Part 2.

8.0 Planning assessment

Justification

- 8.1 The additional accommodation is vital to the applicants needs as the house will shortly provide a home that can no longer meets their day to day requirements.
- 8.2 The applicant requires the extra living accommodation to serve the existing dwelling in the main for health and safety purposes and future liveability. The land on the rear and side of the property offers up a sustainable solution to provide the space for ground floor extensions thus allowing the needs of the household to thrive in a positive manner.
- 8.3 Essentially the site can provide this without harming the areas special qualities and is aligned with in **Strategic Policy C** (Quality and Design of Development) and **Policy CO17** (Householder Development) of the NYM Local Plan and the Design Guides (above).
- 8.4 The building in question is not a heritage asset, more so, it serves a long-term function as a principal residence and will continue to do so. The proposed work seeks to protect the original building, its form and character aligns with **Strategic Policy C** (Quality and Design of Development) and **Policy CO17** (Householder Development) in the NYM Local Plan.
- 8.5 The proposal is responsive to local circumstances and comprises a sustainable development solution that will allow the occupant(s) to remain at Mitten Hill Cottage now and in the years to come.
- 8.6 The development is sympathetic to the distinctive character of the National Park and is of a high quality design that will make a positive contribution to the local environment and complements the architectural character and form of the original dwelling and the local vernacular. In this respect the development is in accordance with **Strategic Policy C** (Quality and Design of Development) and **Policy CO17** (Householder Development) in the NYM Local Plan.
- 8.7 The development in its entirety will not reduce the level of amenity space about the dwelling to an unreasonable amount.

Policy target

- 8.8 It is accepted that proposals for householder extensions will need to be clearly subservient to the main dwelling. It is acknowledged that scale and design go hand in hand and understanding the form and character of the existing dwelling is key to a successful extension.
- 8.9 It is pointed out that post development, the dwelling will maintain the number of reception rooms and increase the space within the dwelling that is fundamentally lacking such as utility, dining and office space. Introducing extensions over the ground floor to create single storey additions will essentially make the dwelling far more usable and in line with the applicants' requirements.

- 8.10 **Policy CO17** allows for the 30% limit on new floor area to be exceeded provided compelling planning considerations exist. One of the drivers behind **Policy CO17** is an attempt to “avoid the loss of smaller more affordable dwellings in the National Park”.
- 8.11 In a recent appeal, the Inspector confirms that the loss of smaller, more affordable dwellings is not referred to directly within **Policy CO17**. However, the policy explanation states that very large extensions can be overbearing, and proposals which incrementally extend small dwellings beyond their original size can have a detrimental impact on the character of an area, and the mix of dwelling types needed to sustain balanced communities. It goes on to state that limiting the size of new extensions can avoid the loss of smaller more affordable dwellings in the National Park.
- 8.12 In this regard, the Inspector concluded that the Local Plan provides no substantial evidence that would establish the mix of dwelling types needed to sustain balanced communities within the National Park, and how the proposed development would affect this mix.
- 8.13 It is therefore concluded that the proposed extension sought for High Mitten Cottage would not increase the habitable floor space by an unreasonable amount, nor would it affect the mix of dwelling types to sustain balanced communities.

9.0 Conclusion

- 9.1 The proposal has been developed with respect to the applicant's design brief and in direct response to the history, siting, orientation, layout and density of the existing dwelling and the constraints and opportunities of the site.
- 9.2 The proposal sets out a long-term sustainable approach to deliver the additional accommodation needs of the occupants with no change in ownership or activity levels. The dwelling will continue to be occupied by the same residents with whom have a local connection to the area as existing residents.
- 9.3 The applicant has engaged in pre-application discussions with NYM Officers and taken on board useful advice which secures some significant changes to establish the use of the building as a dwelling as well as changes to the overall scheme.
- 9.4 Within the NYM Local Plan it is accepted that new buildings and extensions should be long-lasting and adaptable and be able to take account of people's changing needs over time.
- 9.5 The proposal seeks to reinforce an understanding of the existing dwelling and utilises the spaces within the existing buildings footprint and other features of the site that contribute to the character and quality of the dwelling and connections with the local environment and in this case the farm stading.
- 9.6 The development will allow the dwelling to evolve and a new planning chapter to commence in the history of the site which will be recorded for future use.
- 9.7 The proposal is visually attractive, yet simple, as a result of good architecture and uses the space, layout and appropriate and effective use of land levels to optimise the potential of the site to accommodate and sustain an appropriate amount of mix of development with an appropriate and innovative design without harm to the original dwelling or the locality.
- 9.8 The proposals have been developed in line with local and national planning policies in particular Strategic Policy C and Policy CO17 of the NYM Local Plan and Design Guides in that it is intended to be natural and authentic and subservient to the existing building and does not compromise its character or the landscape setting.
- 9.9 It is concluded that the proposal has at its core the principles of sustainable development and is in accordance with the development plan in force. Together with the above it is respectfully requested that the proposal is approved.

Cheryl Ward Planning

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