

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0516

**Development description:** demolition of conservatory, alterations and construction of single storey extension

**Site address:** Sandfield House Farm, Sandsend Road, Sandsend,

**Parish:** Newholm-Cum-Dunsley

**Case officer:** Miss Megan O'Mara

**Applicant:** Mr Horrocks

Sandfield House Farm, Sandsend Road, Sandsend, North Yorkshire, Whitby, YO21 3SR

**Agent:** Identity Interior Design Partnership

fao: Miss Michaela Eskriett, 84 Town Street, Horsforth, Leeds, LS18 4AP,

## Director of Planning's Recommendation

Approval subject to the following:

### Condition(s)

Condition number	Condition code	Condition text
1	TIME01	<p>Standard Three Year Commencement Date</p> <p>The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.</p>
2	PLAN02	<p>Strict Accordance With the Plans/Specifications or Minor Variations</p> <p>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.</p>
3	MATS04	<p>Stonework and Roofing Tiles to Match</p> <p>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.</p>
4	MATS41	<p>Windows - Match Existing</p> <p>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 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.</p>
5	WPDR004	<p>Withdrawal of PD Part 1 Class A - Extensions Only (insert)</p> <p>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 extensions to the dwelling known as Sandfield House shall take place without a further grant of planning permission being obtained from the Local Planning</p>

		Authority.
<b>Reason(s) for condition(s)</b>		
<b>Reason number</b>	<b>Reason code</b>	<b>Reason text</b>
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 NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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.
4	MATS00	For the avoidance of doubt and in order to comply with the provisions of NYM Strategic Policy A and NYM Strategic Policy C 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	WPDRO00	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 Strategic Policies A and C of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development.

## Consultation responses

### Borough

No comments – 10 August 2022

### Parish

No objections – 3 September 2022

## Third party responses

No responses

## Publicity expiry

Advertisement/site notice expiry date: 22 September 2022



This photo shows the rear of the house, including the existing conservatory.

## Background

Sandfield House Farm is an established caravan park. The site comprises the main farmhouse, various traditional outbuildings and facility buildings for the caravan park. The outbuildings are mix of stone and brick construction under pantile.

Planning permission was granted in 2004 for the conversion of one of the outbuildings to form a holiday let. Permission was recently granted for the conversion of 3 of the traditional outbuildings on the site to provide three independent holiday let units together with a two-bedroom local occupancy property. It was conditioned under this approval that all replacement windows and doors were to be of timber construction.

This application seeks planning permission for the replacement of an existing conservatory with a single storey extension to form a home office. The plans submitted also show a single storey side extension, however this extension falls outside of the National Park and so is being dealt with by the relevant Planning Authority under a separate application.

## Main issues

### Local Plan Policies

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should 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 states that development within the domestic curtilage of dwellings should only be permitted where the scale, height, 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. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

## Discussion

This application seeks planning permission for a single storey extension off the rear of the property, to replace an existing conservatory. The plans also show a single storey side extension however this extension falls outside of the National Park and so is being dealt with by the relevant Planning Authority under a separate application.

The proposed single storey extension that will replace an existing conservatory is to be constructed of materials to match the host dwelling and will sit on a similar footprint to the existing structure. It is considered that the proposed extension is sympathetic to

the host building and surrounding setting, adhering to the Authority's adopted policies and Design Guidance.

Policy CO17 states that 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 proposed single storey extension does not exceed 30% however, this element of Policy CO17 is less of a concern with this specific site due to the fact that the dwelling forms managers accommodation for the surrounding caravan park. That being said, PD rights have been removed in accordance with the policy to maintain control over future extensions at the property.

Overall, it is considered that the proposed extension being considered under this application is unlikely to harm the host property or surrounding area. In view of the above, the application is recommended for approval.

#### 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.