

North York Moors National Park Authority

Plans list item 3, Planning Committee report 13 October 2022

Application reference number: NYM/2022/0622

Development description: Construction of single storey side and rear extension

Site address: High Mitten Cottage, Back Lane, Hawsker

Parish: Hawsker-Cum-Stainsacre

Case officer: Mrs Jill Bastow

Applicant: Mr I Davies, High Mitten Cottage, Back Lane, Hawsker, Whitby, YO22 4FQ

Agent: Cheryl Ward Planning fao: Cheryl Farrow, 24 Westfield Mews, Kirkbymoorside, York, YO62 6BA

Director of Planning's Recommendation

Refusal for the following reason(s):

Reason(s) for refusal

Refusal reason code	Refusal reason text
1	The Local Planning Authority considers that the proposed single storey extension by virtue of its size, scale, form and design detailing, wrapping around the rear and side elevation of the host building and more than doubling the existing footprint, would not be subservient to the host property and would cumulatively erode the simple form and functional character of the original building. The proposal is therefore considered to be contrary to Policy CO12 and Policy CO17 of the North York Moors Local Plan and the Authority's Design Guide Parts 2 (Extensions and Alterations to Dwellings) and Part 4 (The Re-use of Traditional Rural Buildings) which seek to ensure development is of a high standard of design detailing which complements the architectural form and character of the original building.
2	The proposed extension to the dwelling would result in a significant increase in the habitable floorspace of the original dwelling and extend what was a small converted farm building significantly beyond its original size. The proposed extension considerably exceeds the specified limit of 30% of new habitable floorspace as stated in Policy CO17 of the North York Moors Local Plan. The increase in the overall habitable floorspace would consequently have a detrimental impact on the mix of dwelling types needed to sustain balanced communities within the National Park and result in the loss of a smaller more affordable dwelling.

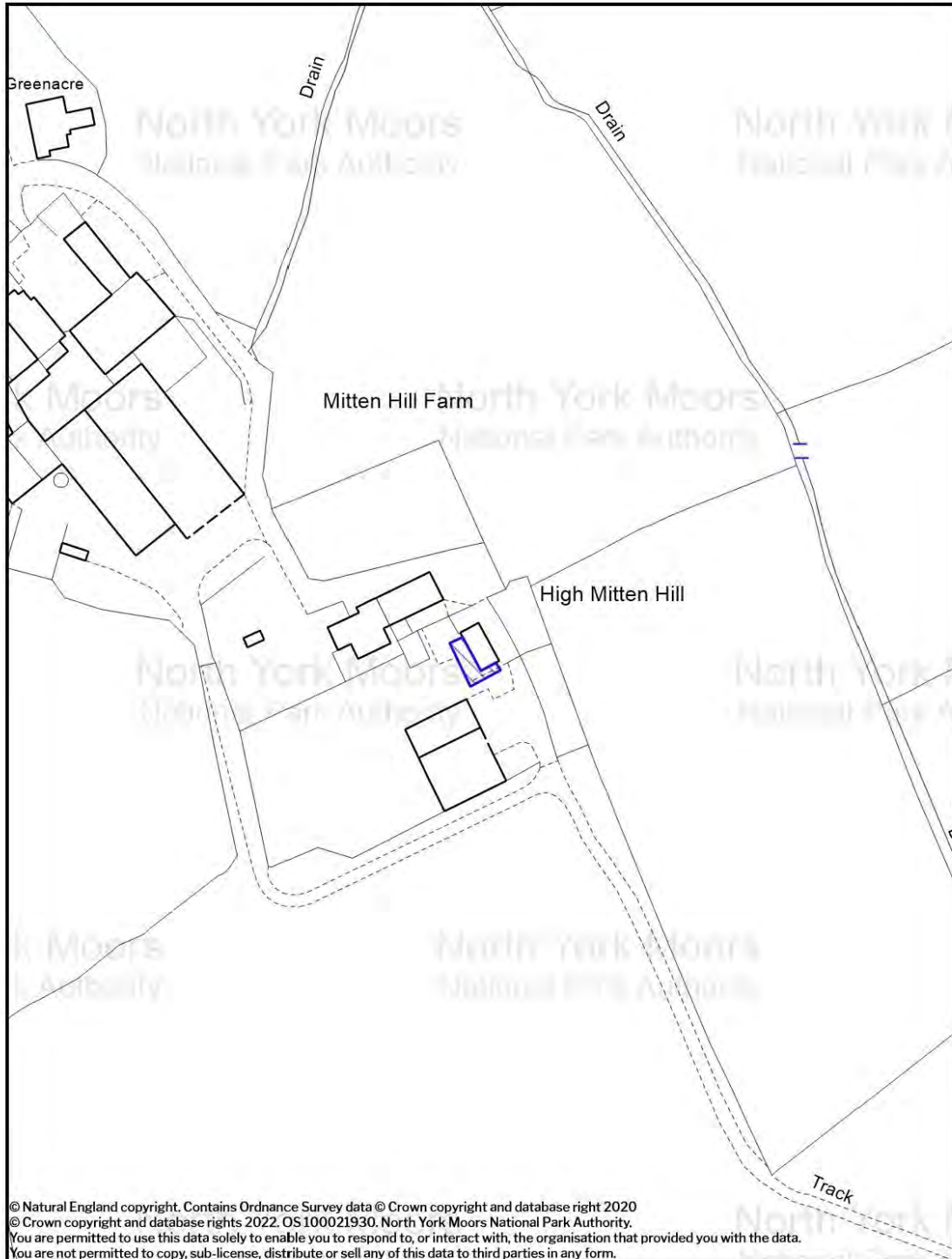
Map showing application site



**North York Moors
National Park**

Application Number: NYM/2022/0622

Scale: 1:1250



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Photo showing front elevation of High Mitten Cottage



Photo showing the gable end elevation of High Mitten Cottage where the extension is proposed



Photo showing the rear elevation of High Mitten Cottage where the extension is proposed



Consultation responses

Parish

Supports the application. Alterations to the property will allow for continued full time occupation and the design of the alterations has been done in a sympathetic way.

Third party responses

No comments received

Consultation expiry

4 October 2022

Background

High Mitten Cottage is a modest two-bedroom former barn conversion which lies within the group of buildings at High Mitten Hill to the southwest of Hawsker.

Planning permission was originally granted in January 2004 for the conversion of a farm building at High Mitten Farm into a holiday cottage with a condition restricting the use as such. However, the applicant occupied the dwelling unit on a full-time basis upon its completion in 2005 and as such planning permission was subsequently granted in July 2009 for the removal of the holiday letting condition and its replacement with a condition allowing the occupation of the dwelling either as ancillary accommodation to High Mitten Hill Farm for family members only or for holiday purposes.

Most recently in April 2021 a Certificate of Existing Lawful Use Development (CLEUD) was granted with respect to the non-compliance of the aforementioned condition which restricted the ownership and occupation of the cottage to holiday letting or annexe purposes for members of the family of the main dwelling (High Mitten Hill Farm) only. As the CLUED confirms the use of High Mitten Cottage as a single dwellinghouse, it therefore benefits from householder permitted development rights.

This application seeks permission to extend the ground floor accommodation with a wrap-around hipped roof extension to the south and west elevations. The additional accommodation would comprise a utility room, WC, dining room and snug along with a home office.

Main Issues

Local Plan

The most relevant policy of the Local Plan is **Policy C017 (Householder Development)**. It supports proposals for extensions to dwelling where the scale, height, form, position and design does not detract from the character and form of the original dwelling or its setting in the landscape; it does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling; and it reflects the principles outlined in the Authority's Design Guide.

The policy also requires that any extension to be clearly subservient to the main part of the building and 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.

Part 2: Extensions and Alterations to Dwellings of the Authority's adopted Design Guide expands on Policy CO17 and advises that extensions should be subservient to the original building in terms of volume, scale, height, width, and depth, and that they should reflect the host building in terms of scale, proportions, height, materials, position and detailing. It advises that extensions should complement the style, details, and materials of the existing house and that the roof style, pitch and detailing should also match. Windows and doors should be well proportioned and well related within the elevation, reflecting the proportions and style of the existing dwelling. Wrap-around extensions should be avoided as these mask the form and character of the existing house.

Also of relevance is **Policy CO12 (Conversion of Existing Buildings in Open Countryside)** which supports the conversion of rural buildings of architectural or historic interest, and which make a positive contribution to the landscape and special qualities of the National Park into new uses. The policy requires the building to be structurally sound and capable of conversion without substantial rebuilding and be appropriately sized for its intended use without the need for significant alterations, extensions, or other new buildings. Any scheme of conversion should be of a high-quality design that reflects the form and character of the building, and the design should retain existing external features which contribute significantly to the character of the building including original openings and roofing materials.

In the justification to that policy, it advises that in instances where a building has been converted and a proposal relates to further alterations or extensions, the Authority will apply the criteria of this policy in order to ensure that the original character of the building is not lost. Such instances could be where a chapel has been converted to residential use; any future changes should still respect the original character of the building, rather than simply conform to the householder policies.

Part 4: The Re-Use of Traditional Rural Buildings of the Authority's adopted Design Guide expands on Policy CO12 and advises that simplicity is an important and significant element of the character and appearance of traditional rural buildings and that they should be capable of conversion without the need for any extension. Insensitive and inappropriate conversions are often characterised by extensions; excessive or regular window openings; porches and conservatories; and alterations to the roof.

Discussion

As the host property was formerly a traditional stone agricultural outbuilding, the Authority's adopted policies and design guidance in regard to the conversion of rural buildings are relevant and therefore, any application must be sensitive to the former use, appearance and existing character of the building. Whilst the policies of the Local Plan

do not necessarily resist all extensions and alterations to converted traditional rural buildings, they do seek to protect those features which evidence the former use and require a high standard of design detailing that preserves the character of the original building.

The main issues to consider are twofold:

- Does the proposal meet the 30% size threshold set out in Policy CO17.
- Is the proposed extension clearly subservient to the main part of the dwelling and of a size, scale and design which is compatible with the architectural form and character of the host property (with particular reference to the fact it is a converted traditional farm building) and its setting within the wider landscape of the National Park.

This application for a single storey side and rear wrap-around extension would provide an additional 45 sq.m of habitable floorspace which equates to a 52% increase in floorspace. Therefore, the proposal would extend what was a small two-bedroom barn conversion significantly beyond its original size which would result in the loss of a smaller more affordable dwelling contrary to the size threshold of Policy CO17. There are not considered to be any compelling planning considerations that weigh in favour of such a significant increase in floorspace above the policy requirement.

Officers are aware of the applicant's desire for additional space, in particular a downstairs WC and home office, and additional light to the ground floor rooms. They are also aware of the applicant's 'fall back' position and the extent of alteration and extension that would be allowed under permitted development rights: the property could be extended to the rear at single storey by 4 metres. This would provide an additional habitable floorspace of 36.7 sq.m which equates to a 42% increase. However, what is proposed requires planning permission and as such must be assessed against the relevant policies of the Local Plan. In any case, what could be built under permitted development rights would in many respects better preserve the form and character of the host building and result in a smaller increase in habitable floorspace, more closely meeting the size threshold of Policy CO17.

Given that the property is a barn conversion, the proposal should be assessed in the context of policy CO12 as well as CO17. This policy seeks to ensure that schemes for conversion make good use of an existing building without the need for significant extension or alterations. Whilst this does not necessarily prevent any further alterations or extension, the emphasis is on whether or not those alterations or extensions are 'significant' and considered to harm the form and character of the original building. In the justification to that policy, it clearly states that in instances where a building has already been converted and a proposal relates to further alterations or extensions, the Authority will apply the criteria of this policy in order to ensure that the original character of the building is not lost.

High Mitten Cottage retains much of its simple agricultural character, in particular the predominantly blank rear elevation with its the high solid to void ratio. Good use has also been made of the original openings with no new openings required.

However, the proposal represents a significant extension which would undermine the simple agricultural form and character of this former barn contrary to Policy CO12. The wraparound form of extension, being a very domestic form of extension, encompassing most of the south and west elevations and obscuring those original stone walls, detracts from the form and character of the original building. Furthermore, despite being single storey, it is considered that the proposed extension, which would more than double the footprint of the existing building, would not be subservient to the main dwelling.

In addition, the proposed fenestration, particularly the large patio doors to the west elevation and rooflights, do not reflect those existing features of the building such as smaller openings and a high solid to void ratio of the rear elevation and as such impart an overly domestic character at odds with the underlying agricultural form and character.

Officers previously advised the applicant and their agent in 2017, when a planning application was submitted for a very similar scheme of extension, that a single storey extension that wrapped around the host building, doubling the existing footprint, would totally undermine the form and character of the host building and could not be supported. Furthermore, the shallow pitched, hipped roof combined with the fenestration detailing was considered to be overly domestic and failed to respect the simple, functional character of the original building. That application was subsequently withdrawn, and officers advised the applicant that the Authority might support either a lean-to extension to the gable elevation or the rear but regrettably not both. The same comments apply to this current application.

Conclusion

In view of the above it is considered that the proposed single storey extension wrapping around the rear and side elevation of the host building with a shallow pitched hipped roof and extensive glazing whilst more than doubling the existing footprint, would not be subservient to the host property and would erode the simple form and functional character of the original building. The proposal is therefore considered to be contrary to Policy CO12 and Policy CO17 of the North York Moors Local Plan and the Authority's Design Guide. The proposal would also result in a significant increase in the habitable floorspace of the original dwelling and extend what was a small, converted farm building significantly beyond its original size, exceeding the 30% threshold of new habitable floorspace as stated in Policy CO17 of the North York Moors Local Plan.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.