

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0576

**Development description:** construction of single storey rear extension

**Site address:** Milestones, Egton

**Parish:** Egton

**Case officer:** Miss Lucy Gibson

**Applicant:** Mr R Banton  
Milestones, Egton, Whitby, YO21 1TX

**Agent:** Spectrum Design  
fao: Mr W Henderson, 12 Willow Close, Saltburn , TS12 1PB

## 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	PLAN01	<p>Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified</p> <p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Site Plan</td> <td>N/A</td> <td>02 August 2022</td> </tr> <tr> <td>Proposed floor plan</td> <td>675 -1</td> <td>02 August 2022</td> </tr> <tr> <td>Proposed elevation plan</td> <td>675 - 3 - Rev A</td> <td>14 September 2022</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Site Plan	N/A	02 August 2022	Proposed floor plan	675 -1	02 August 2022	Proposed elevation plan	675 - 3 - Rev A	14 September 2022
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Site Plan	N/A	02 August 2022												
Proposed floor plan	675 -1	02 August 2022												
Proposed elevation plan	675 - 3 - Rev A	14 September 2022												
3	MATS00	<p>The external timber cladding of the extension hereby approved shall be stained dark brown or left to weather naturally and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>												
4	MATS13	<p>Roof Tiles to Match Existing</p> <p>The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.</p>												
5	MATS72	<p>Black Coloured Rainwater Goods</p> <p>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.</p>												

6	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, 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>
7	GACS00	<p>No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be of a style and luminance which minimises glare and light pollution. All lighting fixtures should be shielded/fully cut off to prevent upward and minimise horizontal light spill and 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.</p>

**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 NYM Strategic Policy A and NYM Strategic Policy C, which seek to conserve and enhance the special qualities of the NYM National Park.
3-6	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.
7	GACS00	In order to comply with the provisions of NYM Strategic Policy A which seeks to ensure that new development does not detract from the quality of life of local residents and in accordance with Local Plan Policy ENV4 which seeks to protect dark night skies.

**Informative(s)**

Informative number	Informative code	Informative text
1	INFO0	With reference to condition no. 7 above, further advice and guidance in relation to suitable external lighting fixtures is available on the Authority's website: <a href="https://www.northyorkmoors.org.uk/discover/dark-skies/dark-skies-friendly-lighting">https://www.northyorkmoors.org.uk/discover/dark-skies/dark-skies-friendly-lighting</a> or by contacting the Authority at <a href="mailto:planning@northyorkmoors.org.uk">planning@northyorkmoors.org.uk</a> < <a href="mailto:planning@northyorkmoors.org.uk">mailto:planning@northyorkmoors.org.uk</a> >

## Consultation responses

### Parish

No comments

### Highways

No comments received

### Third party responses

#### Name

None received

### Publicity expiry

Advertisement/site notice expiry date: 20 September 2022



This photograph shows the front elevation of Milestones, Egton



This photograph shows the rear elevation of Milestones, Egton and the siting of the proposed extension.

## Background

Milestones is a modern detached stone and pantile property of a fairly traditional appearance that fronts High Street within the Egton Conservation Area. The dwelling features a stone and pantile porch and single storey attached garage to the south elevation. To the north of the property runs a Public Footpath, which continues through the farm to the rear of the property.

Construction of the property was granted planning permission in 1982. It would appear that it has not been markedly altered since its construction.

This application seeks planning permission for the construction of a single storey rear extension.

## Main issues

### Local Plan

The most relevant policies contained within the NYM Local Plan to consider with this application are Strategic Policy C (Design), Strategic Policy I (Historic Environment) and Policy CO17 (Householder Development).

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.

Strategic Policy I seeks to ensure that developments affecting the historic environment should make a positive contribution to the cultural heritage and local distinctiveness of the National Park and that development should conserve heritage assets and their setting in a manner appropriate to their significance, especially those assets which contribute most to the distinctive character of the area.

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.

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 extension would provide a utility room/boot room and would be connected to the existing kitchen. The extension would measure 2.4m x 3.7m and would have a vertical timber clad exterior with a pantile roof to match the host dwelling.

Whilst a natural stone construction to match the host dwelling would have been preferred by the Authority, it is considered that this modest extension with vertical timber cladding would not harm or detract from the character or appearance of the host dwelling, given its relatively modern construction. Further to this, the design of the pitched roof with matching pantiles would complement the architectural character and form of the original building and local vernacular, in line with Strategic Policy C and Policy CO17. The extension would also be appropriately positioned and would conserve the character and appearance of the Egton Conservation Area.

Policy CO17 also 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 rear extension increases the original habitable floorspace by 5% and is therefore comfortably within the 30% limit as set out within the policy.

In the view of the above, it is considered that the development would be in accordance with the Authority's adopted policies and therefore approval is recommended.

#### Pre-commencement conditions

N/A

#### 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 recommended changes to the proposal including the use of vertical timber boarding, so as to deliver sustainable development.