

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0671

**Development description:** alterations to and construction of pitched roof over existing workshop and alterations to store and void above garage to facilitate use as additional living accommodation

**Site address:** 126B The Old Dairy, High Street, Hinderwell

**Parish:** Hinderwell

**Case officer:** Miss Lucy Gibson

**Applicant:** Mr J Bargh

126B The Old Dairy, High Street, Hinderwell, Saltburn, TD13 5ES

**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>Location plan</td> <td>N/A</td> <td>07 September 2022</td> </tr> <tr> <td>Amended Proposed elevations</td> <td>676 - 6 - Rev A</td> <td>18 October 2022</td> </tr> <tr> <td>Amended Proposed floor plan</td> <td>676 - 4 - Rev A</td> <td>18 October 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	Location plan	N/A	07 September 2022	Amended Proposed elevations	676 - 6 - Rev A	18 October 2022	Amended Proposed floor plan	676 - 4 - Rev A	18 October 2022
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3	WPDR04	<p>Withdrawal of PD Part 1 Class A - Extensions Only</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 126B The Old Dairy, Hinderwell hereby permitted shall take place without a further grant of planning permission being obtained from 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	MATS46	Window Frames in Reveals to Match Existing  The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6	MATS00	All new window frames and glazing bars shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7	MATS72	Black Coloured Rainwater Goods  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.
8	GACS00	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.

**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	WPDR00	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 and Policy CO17 of the North York Moors Local Plan, which seek to enhance and

		conserve the special qualities of the National Park, secure high quality design for new development and to maintain a suitable mix of housing types within the National Park.
4-7	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.
8	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. 8 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 objections

### Highways

The proposals are to change the use from a workshop and a two bedroomed dwelling to a three bedroomed dwelling. The Local Highway authority would not anticipate this to have any significant change to the amount of traffic using the shared access.

Therefore, there are no local highway authority objections to the proposed development.

### Third party responses

None received

### Publicity expiry

Advertisement/site notice expiry date: 20 October 2022



This photograph shows the existing dwelling known as 126B The Old Dairy, Hinderwell. The store to be converted is the attached building located to the corner of the dwelling and attached garage. The workshop to be converted is located to the rear of this.

## Background

126 B The Old Dairy is a converted stone and pantile barn/agricultural building located to the rear of Newton Farm which is adjacent to the war memorial in the centre of Hinderwell. The dwelling is located in a courtyard, stepped back from the main highway. Planning permission was granted for the conversion of the building in 1988 and the dwelling now occupies the southern element of the L shaped range, with a modest domestic garden to the rear.

The dwelling is characterised by a large rear lean-to brick extension, which is currently occupied by a workshop. The dwelling and the workshop are attached to a redundant store, with an attached garage north of this.

This application seeks planning permission for alterations to and construction of pitched roof over existing workshop and alterations to store and void above garage to facilitate use as additional living accommodation.

## Main issues

### Local Plan

The most relevant policies contained within the NYM Local Plan to consider with this application are Strategic Policy C (Design) 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.

Policy CO17 states 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 be permitted where among other things, the 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. This policy also states that any extension should be clearly subservient to the main part of the building and should not increase the total habitable floor space by more than 30% unless there are compelling planning considerations in favour of a larger extension.

The proposed works would see the conversion of the existing workshop to a sunroom through the installation of a dual pitched pantile roof and two sets of black aluminium bi fold doors. Originally it was proposed that 4 roof lights would be located to the east roof elevation, however amended plans were received which showed a reduction to 2 roof lights. The attached store would also be converted to form a family room and master

bedroom with replacement timber windows, 4 small roof lights, and an ensuite to the void above the attached garage with an associated roof light.

The proposed conversion of the attached workshop would see an improvement in the overall appearance the dwelling through the installation of a dual pitched, pantile roof, replacing the existing pitched corrugated roof. The other alterations proposed would match the main house and would therefore complement its character and appearance.

Regarding the workshop, this structure is not considered to be original to the host dwelling and therefore, the conversion would increase the property's total habitable floorspace by 19.8%. This is within the limit as set by Policy CO17 of the NYM Local Plan.

It is also not anticipated that the works would negatively impact the neighbouring amenity.

Overall, the proposed works would constitute a sensitive conversion of an attached workshop and store that would conserve the appearance of the host dwelling and wider local area, in line with the Authority's adopted policies. As such, 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 a reduction in roof lights to the rear sunroom, so as to deliver sustainable development.