

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0773

Development description: construction of single storey rear extension, dormer window to front elevation and alterations to outbuilding to form studio

Site address: Windy Ridge, Egton

Parish: Egton

Case officer: Miss Lucy Gibson

Applicant: Ms Rachel Barker
Windy Ridge, Egton, Whitby, YO21 1UE

Agent:

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>Amended plans</td> <td>RB2022 Rev D</td> <td>14 December 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	Amended plans	RB2022 Rev D	14 December 2022
Document Description	Document No.	Date Received						
Amended plans	RB2022 Rev D	14 December 2022						
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 the dwelling known as Windy Ridge hereby permitted shall take place without a further grant of planning permission being obtained from the Local Planning Authority.</p>						
4	RSU004	<p>Domestic Outbuildings - No Conversion to Accommodation - Inside Villages</p> <p>The development hereby permitted shall be used for domestic storage and studio for personal use, incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning</p>						

		Authority.
5	LNDS00	<p>LD25 Details of Boundary Treatment to be Submitted</p> <p>Prior to the development being brought into use full details of the proposed boundary treatment to the western boundary of the site, including the size and species of any hedging, the materials to be utilised to any walls or fences and the timetable to implement the proposed works, shall be submitted to and approved in writing by the Local Planning Authority. The site boundary treatment works shall then be implemented in accordance with the approved details. The boundary treatment shall be maintained in perpetuity.</p>
6	MATS15	<p>Natural Clay Pantiles to be Used</p> <p>The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
7	MATS60	<p>Windows and Doors - Timber</p> <p>All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
8	MATS40	<p>Detailed Plans of Window Frames and Doors Required</p> <p>No work shall commence on the installation of any replacement or new windows and doors (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all window frames and doors to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The window frames and doors shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
9	MATS43	<p>Windows and Doors - Submit Details of Colour/Finish</p> <p>No work shall commence to stain/paint the windows and doors</p>

		in the development hereby approved until details of the paint colour/finish of the windows has been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details, completed within six months of the date of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10	MATS12	<p>Render to Match Existing</p> <p>The finish of the walls of the extension to be rendered shall match the existing render in colour and texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than three months after the development hereby permitted being first brought into use.</p>
11	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>
12	MATS54	<p>Trickle Vents Shall Not be incorporated into Windows</p> <p>External trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.</p>
13	MATS70	<p>Guttering Fixed by Gutter Spikes</p> <p>The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.</p>
14	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</p>

		its impact on neighbouring amenity. The lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.
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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	RSU000	In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would be likely to adversely affect the amenities of existing and future occupiers of the site and to accord with the provisions of Policy CO17 of the North York Moors Local Plan.
5	LNDS00	In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
6-13	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.

1	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.
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Informative(s)

Informative number	Informative code	Informative text
1	INFO0	With reference to condition no. 14 above, further advice and guidance in relation to suitable external lighting fixtures is available on the Authority's website: https://www.northyorkmoors.org.uk/discover/dark-skies/dark-skies-friendly-lighting or by contacting the Authority at planning@northyorkmoors.org.uk <mailto:planning@northyorkmoors.org.uk>

Consultation responses

Parish

No objections

Highways

No comments received

Third party responses

None received

Publicity expiry

Advertisement/site notice expiry date: 24 November 2022



This photograph shows the southern gable end and the rear (west) elevation of Windy Ridge, Egton.



This photograph shows the front elevation (east) of Windy Ridge.



This photograph shows the outbuilding to the north of the main dwelling.



This photograph shows the western boundary line of the domestic curtilage of Windy Ridge, taken from the empty plot of land to the west of the property.

Background

Windy Ridge is a detached former farmhouse of a traditional stone and pantile construction with partial white render, located on the western edge of Egton village, outside the Egton Conservation Area. The dwelling is stepped back considerably from the highway and is accessed via a track. The dwelling has a small parking area to the north and a modest stone and pantile outbuilding within the curtilage.

The site has no planning history, however planning approval for 5 terraced dwellings was approved to be sited in the parcel of land to the west of the property in 2005, however this has yet to be completed.

This application seeks planning permission for the construction of single storey rear extension, dormer window to front elevation and alterations to outbuilding for use as storage and studio for personal use.

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 principles outlined in Part 2 and Part 4 of the Authority's Design Guidance (Alterations and Extensions to Dwellings and the Re-use of Traditional Rural Buildings) are also relevant to this application.

Extension

As originally submitted, the single storey rear extension was proposed to measure only 0.75m below the ridge of the main house and project 5.4m from the rear wall of the dwelling. This was not considered to be subservient to the host dwelling and therefore following officer negotiations, amended plans were submitted that show an extension with a reduced height of 4.1m and a reduced length of 4.8m. The gable pitch was also decreased to match the gable end of the main dwelling.

Concerns were raised in relation to the development's proximity to the western curtilage boundary, however amended plans were submitted showing that the extension would leave 0.6m between the rear wall and the boundary. A condition requesting landscaping details for this western boundary has been applied to ensure that appropriate screening is maintained along the curtilage.

The extension would increase the total habitable floorspace by 22.5% and would therefore comply with the 30% limit as set by Policy CO17. However, a condition removing permitted development rights for extensions has been applied 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 C and Policy CO17.

There are no openings proposed on the western or northern elevations of the extension and therefore it is not anticipated that there would be any harm to neighbouring amenity.

Therefore, overall it is considered that the amended plans show an extension that would be on an appropriate design and would complement the architectural form of the dwelling and the character and appearance of the dwelling and wider setting.

Dormer window:

As originally submitted, it was proposed to construct a large, pitched dormer on the front elevation. Following Officer negotiations, amended plans were submitted that show a dormer much reduced in size to reflect the fenestration below on the front elevation. Whilst front dormer windows are not usually supported by the Authority, as outlined in Part 2 of the Authority's design guidance, it is considered in this case that a small traditional pitched dormer would be reflective of other dormers within the locality and would therefore not result in unacceptable harm to the character and appearance of the host dwelling or wider area.

Conversion of outbuilding:

The alterations to the redundant outbuilding would allow it to be used for storage and studio, for personal use. The outbuilding is considered to be of a traditional construction which contributes to the character of the wider area. The alterations proposed include the installation of new timber windows and doors, utilising the existing openings. It is considered that no harm would be caused to neighbouring amenity or the character and appearance of the building and therefore these works are considered to comply with NYM adopted policies.

In view of the above, 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 the size of the rear extension and dormer window, so as to deliver sustainable development.