

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2022/0511

Development description: removal of attached outbuilding and construction of two storey side extension, installation of solar panels to the southern elevation together with the siting of a poly tunnel (retrospective)

Site address: Stray Head Farm, Stray Head, Littlebeck

Parish: Eskdaleside-Cum-Ugglebarnby

Case officer: Miss Lucy Gibson

Applicant: Mr and Mrs John and Linda Rayment
Stray Head Farm, Littlebeck, Whitby, YO22 5EY

Agent: Line Architecture (Yorkshire) Limited
fao: Mr Ashley Line, 3 Dale View, Thornton-le-Dale, Pickering, YO18 7LJ

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text																		
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.																		
2	PL01	<p>The development hereby permitted shall be carried out in accordance with the following approved plans: [insert plan numbers].</p> <table> <thead> <tr> <th>Document Description</th> <th>Document No.</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Amended plans</td> <td>22-003- PL20 - 01 Rev A</td> <td>12 September 2022</td> </tr> <tr> <td></td> <td>22-003-PL30-01 Rev A</td> <td>12 September 2022</td> </tr> <tr> <td></td> <td>22-003- PL30- 02 Rev A</td> <td>12 September 2022</td> </tr> <tr> <td>Amended location plan</td> <td>N/A</td> <td>09 January 2023</td> </tr> <tr> <td>Arboricultural Survey</td> <td>N/A</td> <td>20 December 2022</td> </tr> </tbody> </table>	Document Description	Document No.	Date Received	Amended plans	22-003- PL20 - 01 Rev A	12 September 2022		22-003-PL30-01 Rev A	12 September 2022		22-003- PL30- 02 Rev A	12 September 2022	Amended location plan	N/A	09 January 2023	Arboricultural Survey	N/A	20 December 2022
Document Description	Document No.	Date Received																		
Amended plans	22-003- PL20 - 01 Rev A	12 September 2022																		
	22-003-PL30-01 Rev A	12 September 2022																		
	22-003- PL30- 02 Rev A	12 September 2022																		
Amended location plan	N/A	09 January 2023																		
Arboricultural Survey	N/A	20 December 2022																		
3	PDR02	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 further extensions to the property known as Stray Head Farm shall take place without a further grant of planning permission being obtained from the Local Planning Authority.																		
4	GPMT10	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.																		
5	GPMT20	External trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter.																		
6	GPMT26	All rainwater and foul water goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity.																		
7	GPMT03	All new external materials used in the development hereby																		

		permitted shall match that of the existing building including the colour and texture and finish and where these include stone and/or brick, the method of coursing and pointing in the local tradition.
8	BCMT01	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.
9	AC20	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be Dark Skies compliant, and no other lighting shall be installed on the site. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
10	MC14	The solar panels hereby approved shall have black frames and thereafter be so maintained. If the use of the solar panels hereby approved permanently ceases, they shall be removed from the roof within 12 months of that cessation and the roof shall, as far as practical, be restored to its condition before development took place.
11	MC14	If the use of the poly tunnel hereby approved permanently ceases, it shall be removed from the land within 6 months of that cessation and the land shall, as far as practical, be restored to its condition before development took place.
12	LD08	The trees identified as T001 and T003 shall not be cut down, uprooted, destroyed, pruned, cut or damaged in any manner within 5 years from the date of the occupation of the building for its permitted use, without the prior written approval of the Local Planning Authority.
13	MISC00	The poly tunnel hereby approved shall be re-sited in accordance with the approved details within 9 months and shall remain in that location in perpetuity unless removed permanently.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN TM01	To ensure compliance with Sections 91 to 94 of the Town and

		Country Planning Act 1990 as amended.
2	RSN PL01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
3	RSN PD01	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 and secure high quality design for new development and to maintain a suitable mix of housing types within the National Park.
4-6	RSN GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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.
7-8	RSN GPMT01	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan 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.
9	RSN AC01	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.
10-11	RSN MISC09	In order to return the land to its former condition and comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the landscape of the National Park.
12	RSN LD02	In order to comply with the provisions of Policy ENV1 of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.
13	RSN MIS00	In order to comply with the provisions of Strategic Policy A and

		Strategic Policy G of the North York Moors Local Plan which seeks to conserve and enhance the quality and natural beauty of the Landscape.
Informative(s)		
Informative number	Informative code	Informative text
1	MC INF01	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately, and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
2	MC INF 12	Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from the Gov.UK web site (http://www.naturalengland.org.uk/ourwork/regulation/wildlife/species/speciallyprotectedbirds.aspx). Further information on wildlife legislation relating to birds can be found on the Royal Society for the Protection of Bird's web site (https://www.rspb.org.uk/birds-and-wildlife/advice/wildlife-and-the-law/wildlife-and-countryside-act/#:~:text=All%20birds%2C%20their%20nests%20and,in%20ouse%20or%20being%20built.). If advice is needed, please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk .
3	MC INF14	With reference to condition no. 9 above, further advice and guidance in relation to suitable external lighting fixtures is available on the Authority's web site

		<p>(https://www.northyorkmoors.org.uk/discover/dark-skies/dark-skies-friendly-lighting) or by contacting the Authority at planning@northyorkmoors.org.uk.</p> <p>Where the development includes enlarged areas or new glazing developers measure need to be incorporated in order to remove or minimise light spill. Such measure may include treated or tinted glazing, solar film, electronically controlled blinds and smart glass. Any new lighting installed should be designed and installed to minimise the effects of light pollution. This could include the use of shielding to avoid upward glare, avoidance of the use of higher intensity lights and use of lighting triggered by movement sensors.</p> <p>Further general information on lighting can be found on the International Dark-Sky Association web site (https://www.darksky.org/our-work/lighting/lighting-for-citizens/led-guide/) together with more detailed information about outdoor lighting (https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/).</p> <p>This is to protect the nocturnal wildlife and the quality of the dark night skies above the National Park in accordance with Policy ENV4 of the North York Moors Local Plan and to support the North York Moors National Park's Management Plan Objective 9 – 'Increase the intrinsic darkness of the National Park International Dark Sky Reserve by expanding the current dark sky core zone by twenty percent by 2027'.</p>
--	--	--

Consultation responses

Parish

No objections

Highways

No objections

Third party responses

None received

Publicity expiry

Advertisement/site notice expiry date: 01 September 2022



These photographs show the front elevation of Stray Head Farm, Littlebeck. The existing flat roof storage building located on the gable end would be demolished and a two-storey extension constructed.



This photograph shows the unauthorised polytunnel, which will be relocated to the land forward of the dwelling.

Background

Stray Head Farm is a detached dwelling of a traditional stone and pantile construction, located in an isolated position northwest of Littlebeck. The dwelling is a former farmhouse in a linear form with a two storey element to the northern portion of the property. The building is characterised by 2 no. small catslide dormer windows to the front and rear elevation and a lean to extension on the front elevation. The site is accessed via a long undulating track, with the dwelling sitting low in the landscape and is screened by trees to each side. There is a large outbuilding located forward of the main dwelling.

There is a PRoW located to the south of the site, but this would be unaffected by the proposed works.

There is no planning history for the site.

This application seeks planning permission for the removal of attached lean to outbuilding and construction of two storey side extension together with installation of solar panels to southern elevation.

The application also seeks retrospective planning permission for the siting of a poly tunnel. The tunnel is currently located in a prominent position in a field approximately 70m south of the main dwelling. Following negotiations, an amended location plan was submitted showing that the polytunnel would be relocated to the small portion of land between the main dwelling and outbuilding.

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.

Policy ENV8 permits development proposals for the generation of renewable energy where it is of a scale and design appropriate to the locality and contributes to meeting energy needs within the park; where it respects the landscape character; where it does not result in an unacceptable adverse impact on the special qualities of the National Park and it makes provision for the removal of equipment and the reinstatement of the land should it cease to be operational.

Extension

The proposed two storey extension to the western side elevation would measure 5m x 4m, with a height of approximately 3.5m to the eaves. The extension would provide additional living space in the form of 2 no. bedrooms to both ground and first floor.

Following Officer negotiations, amended plans were received which omitted the proposed timber boarding and included the insertion of a stone pillar to the north west corner of the extension to break up the proposed glazing.

The amended plans now show an extension that would complement the character and appearance of the host dwelling, with 2 no. traditional catslide dormer windows to match and two bi-fold doors to the rear and side elevations. The extension would appear subservient to the original dwelling and would increase the total habitable floorspace by 26.6% which complies with the 30% limit as set by Policy CO17. Permitted development rights for extensions have been removed in line with this Policy to protect the future character of the dwelling and to maintain a mix of housing types with the National Park.

It is not considered that there would be any adverse impact to neighbouring amenity given the isolated location of the dwelling.

A tree survey was submitted which concludes that the works can be completed without undue risk to the adjacent mature trees however, the Authority's Woodland Officer expressed some concerns that the proximity of the extension to the trees may increase pressure for the removal of adjacent trees due to safety concerns or to reduce shading. As such, the trees identified as T001 and T003 in the tree survey report have been protected via a condition to ensure they are not removed without due consideration.

In relation to the proposed solar panels, whilst they would be sited on the front elevation of the dwelling, it is not considered that they would cause unacceptable harm to the character or appearance host dwelling or National Park.

Polytunnel

Whilst polytunnels are generally not supported by the Authority due to their visual impact on the landscape, it is considered that the revised siting of the modest 3m x 8m polytunnel closer to the main dwelling would help to mitigate any landscape impact. The land immediately surrounding the dwelling is well screened by trees and also sits low within the landscape. As such, on balance, the polytunnel is considered to be acceptable.

Overall, the proposed works are considered to accord with the Authority's Adopted Policies and 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 the removal of the proposed cladding, so as to deliver sustainable development.