

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2022/0847

**Development description:** change of use of building and parking area from workshop/store (Use Class E(g)) to domestic garage (Use Class C3) (no external alterations)

**Site address:** Esk House, Front Street, Grosmont,

**Parish:** Grosmont

**Case officer:** Miss Victoria Flintoff

**Applicant:** Mr Joseph Michael Stonehouse  
Cedar Shingles, West Lane, Cloughton, Scarborough, North Yorkshire, YO13 0AL

**Agent:**

## 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	PL02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
3	UOR03	The development hereby permitted shall be used for domestic storage 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. Any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.

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 UOR04	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.

Informative(s)

Informative number	Informative code	Informative text
1	MC INF02	The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or on the <a href="#">ground stability web site</a> .

## Consultation responses

### Parish

No objection

### Highways

The proposals are not anticipated to have any impact on the publicly maintainable highway compared with the permitted use that the site currently holds. Therefore, there are no local highway authority objections to the proposed development

### Publicity expiry

10 January 2023

Existing Garage to Rear of Esk House in Grosmont



## Background

Esk House is a detached two storey dwellinghouse on Front Street situated approximately 130m up from the hill from the central level crossing related to Grosmont Station. The property comprises the dwellinghouse and its immediate curtilage, together with a substantial triple garage/workshop on land to the rear of the house, and a half hectare paddock beyond. The garage sits within a row of several garages to the rear of the houses facing front street.

In relation to this application, planning permission was granted in 1985 for the original erection of the garage, followed by a change of use from domestic garage to light industrial storage and picture framing in 1987. The garage was extended in 1990 and permission to continue the use of the garages as a picture framing business as well as car parking was granted in 1995 and revised in 1996. The picture framing business has continued until recently but is now no longer in operation and therefore this application seeks to change the use of the garage and parking as class use E(g) to domestic garage class use C3 with no external alterations.

## Main issues

### Policy Context

The most relevant policy of the North York Moors Local Plan in the determination of this application is Policy CO17 (Householder Development) which considers the change of use of existing outbuildings. It should be demonstrated that any change of use of existing outbuildings is not likely to lead to future proposals for additional outbuildings to replace the existing use. Ordinarily, Strategic Policy C (Quality and Design of Development) would also be considered but there are no physical changes proposed.

### Material Considerations

In terms of this application, the garages to the rear will not be physically changing and the applicant has sought the change of use of the garage as the dwelling is due to be sold and it is considered that by changing the garage to domestic use rather than as a workshop with parking, it is likely to aid with the sale. With regards to Policy CO17, the change of use of the workshop should not lead to any future proposals for additional outbuildings as the garage is on a large scale and allows for extra external storage and parking for the dwelling. The outbuilding was also originally used for domestic storage and parking, so the intended change reverts the garage back to this state. However, to ensure that the use remains as domestic storage incidental to the occupation of the main dwelling, a condition has been applied which requires any new owners to apply for a further change of use should they wish to use the outbuilding for another purpose.

## Conclusion

In summary, there are no physical changes to consider, and the change of use is appropriate as domestic garages which was the original purpose, and which will aid with the sale of the house. As such it is considered that the proposal meets the criteria of Policy CO17, and approval is recommended.

## **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 confirmed to the applicant/agent that the development is likely to improve the economic, social, and environmental conditions of the area.