

# North York Moors National Park Authority

## Plans list item 1, Planning Committee report 09 February 2023

**Application reference number:** NYM/2022/0878

**Development description:** Variation of condition 2 (material amendment) of planning approval NYM/2022/0258 to allow the construction of a detached single garage

**Site address:** land adjacent 2 Beacon Way, Sneaton

**Parish:** Sneaton

**Case officer:** Mrs Jill Bastow

**Applicant:** Mr I Pyman & Ms L Hutton, 2 Beacon Way, Sneaton, Whitby, YO22 5HR

**Agent:** BHD Partnership, fao: Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB

### Director of Planning's Recommendation

Approval subject to the following:

#### Condition(s)

Condition number	Condition code	Condition text									
1	TM10	The development hereby permitted shall be commenced before the 23 May 2025.									
2	PL01	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table><thead><tr><th>Document Description</th><th>Drawing No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location Plan &amp; Block Plan</td><td>D11483-01 I</td><td>2 Dec 2022</td></tr><tr><td>Proposed Plans &amp; Elevations</td><td>D11483-05 G</td><td>2 Dec 2022</td></tr></tbody></table>	Document Description	Drawing No.	Date Received	Location Plan & Block Plan	D11483-01 I	2 Dec 2022	Proposed Plans & Elevations	D11483-05 G	2 Dec 2022
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3	UOR13	<p>The occupation of the dwelling hereby permitted shall be limited to:</p> <ol style="list-style-type: none"><li>a qualifying person; and</li><li>a wife or husband (or person living as such), licensee, dependant, or sub tenant of a qualifying person.</li></ol> <p>For the purpose of the above, a person is a qualifying person in relation to the dwelling if he/she has an interest in the dwelling (see Note A) and, immediately prior to occupying the dwelling,</p>									

NYM/2022/0878

	<p>he/she has satisfied the Local Planning Authority that he/she was in need of local needs housing in term of the criteria set out in Policy CO13 of the adopted North York Moors Local Plan, namely that he/she is:</p> <ol style="list-style-type: none"><li>1. Currently resident in the National Park, having been resident in the Park for at least the previous three years; or</li><li>2. Currently in employment in the National Park; or</li><li>3. Having an essential need to live close to relative(s) who are currently living in the National Park; or</li><li>4. Having an essential requirement for substantial support from relatives who are currently living in the National Park; or</li><li>5. Former residents whose case for needing to return to the National Park is accepted by the Authority.</li></ol> <p>Prior to the occupation of the development the qualifying person shall have obtained confirmation in writing from the Authority that they satisfy the local need criteria outlined in points 1 to 5 above.</p> <p>Note A: For the purpose of the above, a person has an interest in the dwelling if he/she has a freehold or leasehold interest in the whole or any part of it or is a secure tenant or statutory tenant within the meaning of the Housing Act 1985 or the Rent Act 1977.</p> <p>Note B: For the purpose of the above, resident within the National Park will include the whole of parishes split by the National Park boundary with the following exceptions:</p> <p>Allerston; Beadlam; Burniston; East Harlsey; Ebberston and Yedingham; Great Ayton; Great and Little Broughton; Great Busby; Guisborough; Irton; Kirkby in Cleveland; Kirkbymoorside; Lockwood; Nawton; Newby; Pickering; Potto; Scalby; Snainton; Sutton under Whitestonecliffe.</p> <p>Note C: A mortgagee of the owners exercising its statutory power of sale, a receiver appointed thereby, or a successor in title thereto is not bound by the provisions of this Condition, (provided always that any such mortgagee must be a body corporate registered with and regulated by the Prudential Regulation Authority (or any successor body whose function is to regulate mortgages and loans)).</p> <p>The local occupancy restriction shall however be replaced by a principal residence restriction as follows: -</p>
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		<p>The application property hereby permitted, shall be used as a principal residential dwelling (Class C3) and for no other purpose including any other use in Class C of the Schedule to the Town and Country Planning (Use Classes) Order 2020 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order with or without modification). The property shall be the only or principal home of the main occupant and it shall be occupied by the main occupant for at least 80% of the calendar year in the event that the main occupant occupies more than one property. The property shall not be occupied by the main occupant as a second home.</p> <p>The occupants shall supply to the Local Planning Authority (within 14 days of the Local Planning Authority's request to do so) such information as the Local Planning Authority may reasonably require in order to determine compliance with this condition. For the avoidance of doubt the property shall not be used as a single unit of holiday letting accommodation.</p>
4	PDR01	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H; Schedule 2, Part 2, Classes A to F and within Schedule 2 Part 14 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
5	MC00	No work shall commence on the construction of the walls for the development hereby permitted until a one metre square freestanding panel of stonework showing the type of stone and stonework to be used in the construction of the development hereby permitted has been constructed on site and approved in writing by the Local Planning Authority. All new stonework shall match that of the approved panel both in terms of the stone used and the coursing, jointing and mortar mix and finish exhibited in the panel unless otherwise agreed in writing by the Local Planning Authority. The stone panel constructed shall be retained on the development site until the development hereby approved has been completed.
6	MC00	The roof of the development hereby permitted shall be clad with traditional, noninterlocking, 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.
7	MC00	No work shall commence on the installation of any window or external door in the development hereby approved until details

		of the finish of the windows and external doors have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved, completed within six months of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8	MC00	Prior to the first occupation of the development hereby permitted full details of the proposed boundary treatment and hard surfacing to 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 works and hard surfacing shall then be implemented in accordance with the approved details. The boundary treatment and hard surfacing shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
9	MC00	Notwithstanding the provision of any Town and Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on drawing Location Plan & Block Plan D11483-01 Rev. I for parking spaces, turning areas and access shall be kept available for their intended purposes at all times.
10	MHC-11	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) or any subsequent Order, the garage shall not be converted into domestic accommodation without the granting of an appropriate planning permission.
11	MC00	The site shall be developed with separate systems of drainage for foul and surface water on and off the site.
12	MC00	No work shall commence on excavation works to install drainage to serve the development hereby permitted until full details of the proposed means of surface water drainage have been submitted to and approved in writing by the Local Planning Authority. If discharge to public sewer is proposed, the information shall include, but not be exclusive to: <ul style="list-style-type: none"> <li>• Evidence that other means of surface water drainage have been properly considered and why they have been discounted;</li> <li>• The means by which the discharge rate shall be restricted to a maximum rate to be agreed by the Local Planning</li> </ul>

		<p>Authority in consultation with the statutory sewerage undertaker.</p> <p>The development shall not be brought into use until the drainage works have been completed in accordance with the approved details.</p>
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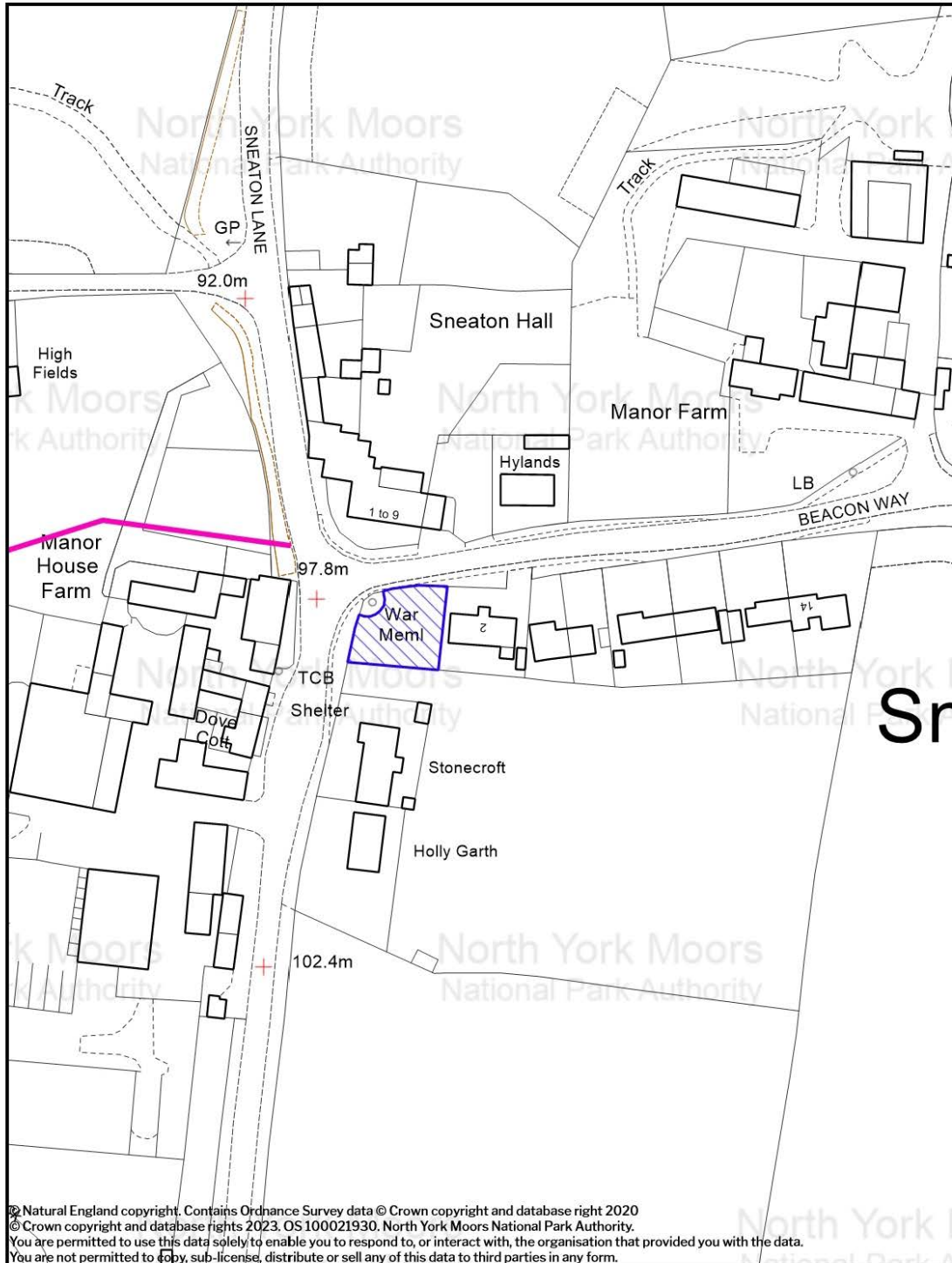
# Map showing application site



**North York Moors National Park**

Application Number: NYM/2022/0878

Scale: 1:1250





**Photo looking east from Sneaton Lane towards the site with the war memorial in the foreground, the application site behind and the applicant's property beyond and the site access to the right**



**Photo looking south from Beacon Way towards the site**



## **Consultation responses**

### **Parish**

Object for the following reasons:

The proposed garage will be in a prominent position from whichever way it is approached from.

It would be the only garage in a forward position of properties along that section of Beacon Way.

It would form an inappropriate backdrop to the Village War Memorial.

### **Highways**

No objection and recommend conditional approval.

### **Yorkshire Water**

No comments received

### **Environmental Health**

No comments received

### **Third party responses**

No comments received

## **Consultation expiry**

12 January 2023

## **Background**

This application relates to the side garden of a sizeable, detached dormer bungalow situated on the south side of Beacon Way close to its junction with Sneaton Lane. Planning permission was originally granted in October 2019 for the erection of a detached local needs dwelling utilising the existing vehicle access from Sneaton Lane which was given approval as a second access point to the host property in August 2018.

Planning permission was subsequently granted in May 2022 for the repositioning of the dwelling further back into the site (eastwards towards the applicant's property) and a revision to the design of the approved dwelling comprising the increased width and height of the gable projection to the west elevation to allow for a larger bedroom and bathroom.

Planning permission is now sought for a further amendment to the approved scheme comprising the addition of a single detached garage to be located to the north side of the dwelling and constructed in matching materials of coursed stone under a clay pantile roof.

**NYM/2022/0878**



## Main issues

### Local Plan

**The relevant policies of the adopted Local Plan are considered to be Strategic Policy B (Spatial Strategy), Strategic Policy C (Quality and Design of Development), Policy C08 (Housing in Smaller Villages) and Policy C013 (Local Connection Criteria for Local Needs Housing).**

Sneaton is identified in the Settlement Hierarchy as a ‘smaller village’ where **Strategic Policy B** requires that development should maintain the rural character of the village by providing small scale housing developments to meet local and affordable needs, small scale employment and training premises and new facilities and services for the immediate locality only.

**Policy C08** only supports local needs and affordable housing within the ‘smaller villages’ on suitable small sites within the main built-up area of the village where additional development will respect the form and character of the settlement. Proposals will be expected to meet the need for smaller dwellings.

**Policy C013** sets out the local connection criteria which will be applied to any dwelling approved under Policy C08.

**Strategic Policy C** seeks to maintain and enhance the distinctive character of the National Park by only supporting development where the proposal is of a high-quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park Authority Design Guide.

It requires the incorporation of good quality construction materials and design details that reflect and complement the architectural character and form of the local vernacular. Furthermore, the siting, orientation, layout and density of the proposal is required to complement existing buildings and the form of the settlement, and the scale, height, massing and form must be compatible with surrounding buildings and not have an adverse impact upon the amenities of adjoining occupiers.

### Principle

The principle of the development of the site for a single detached local needs dwelling has been established by the granting of planning permission originally in October 2019 then amended in May 2022, which has not yet been implemented but remains valid. It was considered under the previous application that the side garden to 2 Beacon Way formed a suitable small site within the main built-up area of Sneaton for the purposes of Policy C08, lying between the applicant’s own property to the east, Sneaton Hall to the west and Stonecroft to the south.

There is no objection in principle under the policies of the Local Plan to the addition of a single domestic garage to serve the approved dwelling subject to appropriate size, siting and design.

## **Siting and design**

This revised scheme maintains the quality of design of the approved scheme whilst including a single detached garage to the north side elevation.

The previous application in May 2022 allowed for the repositioning of the approved dwelling further east within the site which was considered to better preserve the setting of the war memorial which, although not a listed structure, is a focal point and feature of the village. However, the Parish Council have expressed some concern that the proposed garage will compromise the setting of the war memorial. Although it will bring the development closer to Beacon Way to the north, the garage will be set back further than the large gable fronted porch extension to the applicant's property at 2 Beacon Way immediately to the east. It will also be set back from the frontage of the approved dwelling which faces west towards the war memorial. Whilst the garage will increase the built form on the site, which forms the backdrop to the war memorial, it is a very modest structure and as such it is not considered that it will dominate the street scene or setting of the war memorial.

The proposal is therefore considered to provide a form of development which would sit comfortably on this relatively small plot at the entrance to the village.

## **Residential amenity**

The addition of a single garage to be located to the north side of the proposed dwelling closer to Beacon Way would have no impact on the residential amenity of the occupiers of adjacent properties.

## **Conclusion**

The principle of the development of the side garden to 2 Beacon Way for a modest local needs dwelling accords with Strategic Policy B, Strategic Policy C and Policy CO8 and has been established by the previous granting of planning permission. The addition of a single detached garage would not compromise the design of the approved scheme and would be set back so as to preserve the setting of the war memorial, a feature of the village. As such approval is recommended.

## **Contribution to Management Plan objectives**

Approval is considered likely to help meet Outcome 6 which seeks to make the National Park a place of great beauty where local communities thrive.

## **Explanation of how the Authority has worked positively with the applicant/agent**

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.