

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2021/1028

Development description: construction of single storey side and rear extensions and raised patio

Site address: Moor Lodge, Brackenhill Lane, Sleights,

Parish: Eskdaleside-Cum-Ugglebarnby

Case officer: Miss Megan O'Mara

Applicant: Mr & Mrs A & C Sutcliffe
Moor Lodge, Brackenhill Lane, Sleights, Whitby, YO22 5ER

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

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	The development hereby permitted shall be carried out in accordance with the following approved plans: <table border="0"> <tr> <td>Document Description</td> <td>Document/Drawing No.</td> <td>Date Received</td> </tr> <tr> <td>Block Plan</td> <td>D12176-01 Rev B</td> <td>2 February 2022</td> </tr> <tr> <td>Plans and Elevations</td> <td>D12176-03 Rev F</td> <td>2 February 2022</td> </tr> </table>	Document Description	Document/Drawing No.	Date Received	Block Plan	D12176-01 Rev B	2 February 2022	Plans and Elevations	D12176-03 Rev F	2 February 2022
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Block Plan	D12176-01 Rev B	2 February 2022									
Plans and Elevations	D12176-03 Rev F	2 February 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 Moor Lodge shall take place without a further grant of planning permission being obtained from the Local Planning Authority.									
4	MC00	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 bulbs shall be shielded 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.									
5	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.									

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	RSN AC02	In the interests of the visual amenities of the locality and to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to conserve and enhance the special qualities of the National Park.
5	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.

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.

Consultation responses

Parish

No objections.

Third party responses

No responses.

Publicity expiry

Advertisement/site notice expiry date: 2 February 2022



This shows the elevation off which the proposed sunroom is to be constructed.



This photo shows the elevation on which the proposed porch is to be constructed.

Background

Moor Lodge is a modern, detached stone and pantile dwelling accessed via a long private driveway to the west of Brackenhill Lane to the south-west of Sleights. The property was constructed on rising ground levels and as such a domestic store sits below the property's ground floor on the north-west gable end.

Planning permission was granted 1980 for a side extension and 2002 for an additional 2 no. single storey side extensions, however it does not appear that any of these permissions were implemented. Both applications proposed to construct a single storey side extension above the domestic store on the property's north-west gable.

This application seeks planning permission for the construction of a lean-to extension above the domestic store and a dual pitched single storey rear extension.

Main issues

Local Plan Policies

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 seeks to maintain and enhance the distinctive character of the National Park by requiring that developments are of a high quality design and incorporate good quality materials and do not have an adverse impact upon the amenities of adjoining occupiers. Furthermore, the scale, height, massing and form of the proposal should be compatible with surrounding buildings.

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. Incrementally extending small dwellings beyond their original size can have a detrimental impact on the character of an area and the mix of dwelling types needed to sustain balanced communities. Limiting the size of new extensions can avoid the loss of smaller more affordable dwellings in the National Park. Schemes which increase the total habitable floor space by more than 30% will not be supported unless there are compelling reasons for a larger extension.

Discussion

The principle and design of the proposed side extension is considered to be acceptable and would match the developments approved in 1980 and 2002. The side extension would be constructed in materials to match the main house and would appear clearly ancillary, being stepped back from the property's principal elevation.

The proposed rear extension would be constructed of stone with a fully glazed gable and 2 no. rooflights. The Authority's Conservation team have raised no objections to the proposal which is

located within a heavily wooded site to the south of one of the Park's Larger Villages. As proposed, the roof would be finished in Catnic standing seam pre-finished dark grey steel. The Authority advised the agent that this should be amended to pantile to match the main house and amended plans reflect this request.

In order to confirm whether the 2 no. extensions would comply with the 30% limit set within Policy CO17, the Authority requested the submission of first floor plans so that the property's total habitable floorspace may be calculated. Additional plans were submitted showing the total area of the dwelling, along with calculations to show that the proposed development does not exceed the 30% limit. Permitted development rights for extensions have been removed to ensure that the 30% limit cannot be exceeded in the future.

Overall, the proposed development is considered to adhere to the Authority's adopted policies and Design Guidance and as such the application is recommended for approval.

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 amended roof material, so as to deliver sustainable development.