

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0181

Development description: demolition of sectional garage and construction of domestic store and dog grooming salon

Site address: 9 Prospect Field, Hawsker,

Parish: Hawsker-Cum-Stainsacre

Case officer: Mrs Jill Bastow

Applicant: Mrs Lucy Hutchinson
9 Prospect Field, Hawsker, Whitby, YO22 4LG

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	PL01	The development hereby permitted shall be carried out in accordance with the following approved plans: <table border="1"> <thead> <tr> <th>Document Description</th> <th>Drawing No..</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Site Location Plan</td> <td></td> <td>23 March 2023</td> </tr> <tr> <td>Existing and Proposed HAW-W2-XX-ZZ-DR-A-001 and Elevations</td> <td></td> <td>24 April 2023</td> </tr> </tbody> </table>	Document Description	Drawing No..	Date Received	Site Location Plan		23 March 2023	Existing and Proposed HAW-W2-XX-ZZ-DR-A-001 and Elevations		24 April 2023
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Site Location Plan		23 March 2023									
Existing and Proposed HAW-W2-XX-ZZ-DR-A-001 and Elevations		24 April 2023									
3	GPMT06	The external elevations of the store/dog grooming salon hereby approved shall, within three months of first being brought into use, be rendered and shall thereafter be so maintained.									
4	AC05	The dog grooming salon hereby permitted shall only be open for customers between the hours of 0900 - 1700 Mondays - Saturdays, and at no time on Sundays or Bank Holidays. There shall be no more than one customer on the premises at any one time.									

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 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.
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.

Consultation responses

Parish

No objections

Highways

No objections on the understanding that the business can be restricted so that no more than one customer is at the address at any one time, so as not to have an impact on the highway in the turning area of the cul-de-sac.

Environmental Health

No comments received

Third party responses

No comments received

Publicity expiry

Re-consultation expiry date: 9 May 2023

View of the property at the end of the cul-de-sac with the store/dog grooming salon under construction in place of the former concrete sectional garage



View of the store/dog grooming salon under construction in place of the former concrete sectional garage



Rear view of the store/dog grooming salon under construction in place of the former concrete sectional garage



Background

This application relates to a detached bungalow situated in the corner of a small cul-de-sac of late 20th century houses in the village of Hawsker. The main dwelling is constructed of stone under a pantile roof.

Planning permission was initially sought for the change of use of the garage however at the time the Officer's site visit it had clearly been demolished and was being rebuilt on a similar footprint. Therefore the application has been amended to seek planning permission for the rebuilding of the garage and its use as a domestic store and dog grooming salon.

The proposed building will be constructed of blockwork with a rendered finished under a tiled roof to match the main dwelling.

Main issues

Local Plan

The most relevant policies of the Local Plan are Policy BL1 (Employment and Training Development) and Policy CO17 (Householder Development).

Policy BL1 supports new business ventures that make use of an existing building within the main built-up area of the National Park's villages. It also requires proposals to not detract from the character or appearance of the area; to be safely accessed by the existing road network; to provide sufficient space for parking and manoeuvring; and cause no unacceptable harm in term of noise, activity or traffic generation on the immediate neighbourhood.

Policy CO17 supports the development of new outbuildings within the domestic curtilage where they are required for purposes incidental to the residential use of the main dwelling; proportionate in size and clearly subservient to the main dwelling; and located in close proximity to existing buildings;

Discussion

Whilst the proposal does not now make use of an existing building, the new structure will occupy the same footprint as the previous concrete sectional garage, be subservient to the main dwelling and visually will improve the character and appearance of the locality. The property has good links to the local highway network, in close proximity to the A171 and there is plenty of parking on the forecourt for occupiers of the main dwelling and customers without resulting in additional on-street parking within the turning head of the cul-de-sac.

With regard to the potential impact on neighbouring residents in terms of noise, activity and traffic generation, the applicant proposes to operate between the hours of 9am and 5pm, Monday to Saturday with only one customer at the premises at any one time. It is not therefore considered that the proposed dog grooming salon would have an adverse impact on the amenity of this residential neighbourhood.

In view of the above it is considered that the proposed building accommodating a dog grooming salon and domestic store would be proportionate in size, subservient to, and in close proximity to the main dwelling, and the use would not give rise to noise, activity or traffic generation which might otherwise have a detrimental impact on the neighbouring residents. As such the proposal accords with the policies of the Local Plan and approval is recommended.

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.