

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0167

Development description: alterations to and change of use of garage to ancillary annexe accommodation together with erection of link extension to dwelling (revised scheme following withdrawal of planning application NYM/2022/0812)

Site address: Highfields, Ugglebarnby Lane, Sneaton,

Parish: Sneaton

Case officer: Miss Megan O'Mara

Applicant: Mr & Mrs K & A Dowson
Highfields Road , Ugglebarnby Lane, Sneaton, Whitby, North Yorkshire, YO22 5HT

Agent: BHD Design Ltd
fao: 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	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:</p> <table border="1"> <thead> <tr> <th>Document Description</th> <th>Document/Drawing No</th> <th>Date Received</th> </tr> </thead> <tbody> <tr> <td>Elevation and Block Plan</td> <td>D12299-05 Rev B</td> <td>24 May 2023</td> </tr> <tr> <td>Plans and Elevations</td> <td>D12299-03 Rev D</td> <td>24 May 2023</td> </tr> </tbody> </table>	Document Description	Document/Drawing No	Date Received	Elevation and Block Plan	D12299-05 Rev B	24 May 2023	Plans and Elevations	D12299-03 Rev D	24 May 2023
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Elevation and Block Plan	D12299-05 Rev B	24 May 2023									
Plans and Elevations	D12299-03 Rev D	24 May 2023									
3	UOR11	The building shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Highfields.									
4	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.									
5	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.									
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	PDR03	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) (England) Order 2015 (or any order revoking and re-enacting that Order with or without modification), no outbuildings shall be erected other than those expressly authorised by this permission.									
8	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 Highfields shall take place without a further grant of planning permission being obtained 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 UOR09	The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to Strategic Policy M of the North York Moors Local Plan.
4	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.
5	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.
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	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 CO17of 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.
8	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 CO17of 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.
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Consultation responses

Highways

No objections providing that the unit remains ancillary to the main dwelling

Environmental Health

No objections

Third party responses

No responses

Publicity expiry

Advertisement/site notice expiry date: 19 April 2023

Background

Highfields is a single storey, stone clad property located just off Sneaton Lane at the western entrance of Sneaton. Planning permission was granted in 2020 for various elements, including the rendering of the entire existing property, together with the construction of a new porch and a garage in the southeast corner of the curtilage.

The 2020 approval has been implemented but not yet completed. The garage building approved has been constructed of blockwork with a slate roof to match the main dwelling but has not yet been rendered. This application seeks permission for the change of use of the garage to provide annexe accommodation.

The application also seeks permission for a modest link extension between the dwelling and the garage building, constructed of materials to match existing.

Main issues

Local Plan

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 only be permitted where the scale, height, 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. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

Policy CO18 relates specifically to residential annexes. The policy states that development will only be permitted where the development is located within the domestic curtilage and is ancillary to the main dwelling in terms of its scale, specification and proposed use. There should be a clear functional need for the ancillary accommodation and in the case of a new build annexe; it is physically attached to the main dwelling with an interconnecting door. All proposals should also meet the requirements of Policy CO17, Householder Development.

Discussion

The application seeks permission for a change of use of the existing domestic garage to form annex accommodation. Policy CO18 states that development will only be permitted where the development is located within the domestic curtilage and is ancillary to the main dwelling in terms of its scale, specification and proposed use. There should be a clear functional need for the ancillary accommodation and in the case of a new build annexe; it is physically attached to the main dwelling with an interconnecting door. The applicants have demonstrated a need for the annex accommodation. As the existing building is not of historic or architectural importance, the

development falls under the new build annexe element of the policy. This means that the annex accommodation must have an interconnecting door, which has been provided through the addition of a modest connecting link extension between the house and garage. The development unit will remain ancillary to the main accommodation and appears clearly subservient. The extension also includes storage space to address the loss of space through the conversion of the garage. Permitted development rights have been removed for outbuildings to ensure that new domestic buildings are not introduced as a result of the conversion of the garage.

Policy CO17 explains that any extension should be clearly subservient to the main part of the building and should not increase the total habitable floorspace by more than 30% unless there are compelling planning considerations in favour of a larger extension. The small link extension, combined with the floorspace within the garage, results in a total increase of 30% and so does not exceed the 30% limit as set out within the policy; permitted development rights have been removed to ensure that the property is not overdeveloped.

Highfields does not have any immediate neighbours and so the proposed change of use is unlikely to have a wider impact on the surrounding area.

Overall, it is considered that the proposed development is unlikely to be harmful to the host dwelling or surrounding area and in view of the above, the application is recommended for approval.

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

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 omission of holiday let use and introduction of enclosed link, so as to deliver sustainable development.