

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0277

Development description: variation of conditions 7 and 9 of planning approval NYM/2022/0773 to allow aluminium framed bi-fold doors and roof windows

Site address: Windy Ridge, Egton

Parish: Egton

Case officer: Miss Victoria Flintoff

Applicant: Ms Rachel Barker, Windy Ridge, Egton, Whitby, YO21 1UE

Agent: Mr Norman Barker, 21 Lowdale Lane, Sleights, Whitby, North Yorkshire, YO22 SBU

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text												
1	PL01	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <p>Document Description</p> <table><thead><tr><th>Document/Drawing No.</th><th>Rev. No</th><th>Date Received</th></tr></thead><tbody><tr><td>Amended plans/ RB2022</td><td>Rev D</td><td>14 December 2022</td></tr><tr><td>Additional Door Details</td><td>N/A</td><td>24 May 2023</td></tr><tr><td>Additional Rooflight Details</td><td>N/A</td><td>24 May 2023</td></tr></tbody></table>	Document/Drawing No.	Rev. No	Date Received	Amended plans/ RB2022	Rev D	14 December 2022	Additional Door Details	N/A	24 May 2023	Additional Rooflight Details	N/A	24 May 2023
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2	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 extensions to the dwelling known as Windy Ridge hereby permitted shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
3	UOR03	The development hereby permitted shall be used for domestic storage and studio for personal use, 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.
4	LD25	Prior to the development being brought into use full details of the proposed boundary treatment 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 treatment works shall then be implemented in accordance with the approved details. The boundary treatment shall be maintained in perpetuity.
5	BCMT02	The roof of the development hereby permitted shall be clad with traditional, handmade natural red clay pantiles the details of which shall be submitted to and approved in writing by the Local Planning Authority and shall be maintained in that condition in perpetuity.
6	MC00	All new window frames, glazing bars, external doors and door frames shall be of timber or metal construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7	BCMT09	Whilst the details for the extension have been approved, no work shall commence on the installation of any fenestration element in the conversion of the outbuilding until detailed plans showing the constructional details and external appearance of all external elements, including frames and glazing, have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate the overall fenestration design on a scale of not more than 1:20, the longitudinal and cross-sectional detailing including means of opening at a scale of not more than 1:5, and moulding details (i.e., frame, glazing

		bar) at a scale of not more than 1:2. All fenestration elements shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
8	GPMT12	Whilst the details for the extension have been approved, no work shall commence to stain/paint the windows or doors in the conversion of the outbuilding hereby approved until details of the paint colour/finish of the windows and doors have been submitted to and approved in writing by the Local Planning Authority. The work shall not be carried out otherwise than in accordance with the approved details, completed within six months of the date of installation and shall be maintained in that condition in perpetuity.
9	GPMT06	The finish of the walls of the extension to be rendered shall match the existing render in colour and texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than three months after the development hereby permitted being first brought into use
10	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.
11	GPMT20	External trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter.
12	GPMT23	The guttering to the development hereby permitted shall be directly fixed to the masonry by means of gutter spikes located within the mortar joint with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity.
13	AC21	No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be Dark Skies compliant and no other lighting shall be installed on the site. 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.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
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1	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.
2	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.
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.
4	RSN LD01	In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.
5	RSN BCMT01	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.
6-7	RSN BCMT02	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.
8-12	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.
13	RSN AC01	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 North York Moors Local Plan Strategic Policies A and C, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development that does not detract from the quality of life of local residents; in accordance with Policy ENV4 which seeks to protect dark night skies.
Informative(s)		
Informative number	Informative code	Informative text
1	MC INF14	<p>With reference to condition no. 13 above, further advice and guidance in relation to suitable external lighting fixtures is available on the Authority's web site (https://www.northyorkmoors.org.uk/discover/dark-skies/dark-skies-friendly-lighting) or by contacting the Authority at planning@northyorkmoors.org.uk.</p> <p>Where the development includes enlarged areas or new glazing developers measure need to be incorporated in order to remove or minimise light spill. Such measure may include treated or tinted glazing, solar film, electronically controlled blinds and smart glass. Any new lighting installed should be designed and installed to minimise the effects of light pollution. This could include the use of shielding to avoid upward glare, avoidance of the use of higher intensity lights and use of lighting triggered by movement sensors.</p> <p>Further general information on lighting can be found on the International Dark-Sky Association web site (https://www.darksky.org/our-work/lighting/lighting-for-citizens/led-guide/) together with more detailed information about outdoor lighting (https://www.darksky.org/our-work/lighting/lighting-for-citizens/lighting-basics/).</p> <p>This is to protect the nocturnal wildlife and the quality of the dark night skies above the National Park in accordance with Policy ENV4 of the North York Moors Local Plan and to support the North York Moors National Park's Management Plan Objective 9 - 'Increase the intrinsic darkness of the National</p>

		Park International Dark Sky Reserve by expanding the current dark sky core zone by twenty percent by 2027'.
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Consultation responses

Parish

No comments received.

Highways

No comments received.

Third party responses

None received.

Publicity expiry

16 June 2023

The west facing elevation showing the newly constructed extension to which the original approval relates.



Background

Windy Ridge is a detached former farmhouse of a traditional stone and pantile construction with partial white render, located on the western edge of Egton village, outside the Egton Conservation Area. The dwelling is stepped back considerably from the highway and is accessed via a track. The dwelling has a small parking area to the north and a modest stone and pantile outbuilding within the curtilage.

The original approval associated with this application permitted the construction of a single storey rear extension, dormer window to front elevation and alterations to the outbuilding for the personal use as a storage and studio. Planning approval for 5 terraced dwellings was also approved to be sited in the parcel of land to the west of the property in 2005, however this has yet to be completed.

This application seeks a variation of conditions 7 and 9 which allows for aluminium framed windows, rooflights and doors in the extension rather than the timber originally permitted.

Main issues

Policy Context

NYMNPA 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 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 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.

The principles outlined in Part 2 and Part 4 of the Authority's Design Guidance (Alterations and Extensions to Dwellings and the Re-use of Traditional Rural Buildings) are also relevant to this application.

Material Considerations

Within the original application, there were several alterations to improve the scheme in terms of Strategic Policy C and Policy CO17. In terms of the extension, this included the reduction of the height of the extension, an alteration to the gable pitch to match the main dwelling, an increase to the gap between the extension and the boundary with landscaping and a reduced traditionally pitched dormer. For the conversion of the outbuilding is proposed to maintain the existing openings whilst installing new timber windows and doors. Both proposals were considered to maintain the character and appearance of the buildings and wider setting and were approved as they were considered to comply with NYMNPA adopted policies.

In terms of Strategic Policy C and Policy CO17, this application to vary the condition of timber windows, rooflights and doors in the extension in lieu of aluminium framed rooflights and doors would similarly not impact the character of the extension. The rooflights are conservation style as promoted by the Authority's design guides and they will match the existing house. Similarly, the doors are of the same material and colour and will not have a detrimental impact on the character or setting or the dwelling.

As such, conditions 6, 7 and 8 have been varied to allow either timber or metal, however, they have been worded so that further details need to be submitted for the outbuilding. This is because the outbuilding has a high-quality agricultural character and in order to maintain the conclusion in the original application, new windows and doors need to reflect the traditional timber style and design within the original openings. This can only be determined when the applicant submits a further discharge of conditions prior to starting work on the outbuilding.

Conclusion

In view of the above, the variation maintains the sympathetic style and form of the existing dwelling with good quality design details as emphasised by the Authority's Design Guide – Part 2 and 4. As such the proposal complies with Strategic Policy C and Policy CO17 and is therefore 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 a reduction in the size of the rear extension and dormer window, so as to deliver sustainable development.