

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2023/0423

**Development description:** demolition of existing lean-to and construction of single storey extension to holiday cottage

**Site address:** Raygill Cottage, Lockton Lane, Lockton

**Parish:** Lockton

**Case officer:** Mrs Hilary Saunders

**Applicant:** Mr Adrian Hamilton

Raygill Cottage, Lockton Lane, Lockton, Pickering, North Yorkshire, YO18 7NQ

**Agent:** Peter Rayment Design Ltd

fao: Mr Richard Waller, Woodbine Cottage, Westgate, Thornton Le Dale, Pickering, YO18 7SG

## 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><thead><tr><th>Document Description</th><th>Drawing No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location plan</td><td>2183-LP</td><td>03/07/2023</td></tr><tr><td>Proposed layout</td><td>2183-401 Rev A</td><td>04/08/2023</td></tr><tr><td>Proposed elevations</td><td>2183-402 Rev A</td><td>04/08/2023</td></tr></tbody></table>	Document Description	Drawing No.	Date Received	Location plan	2183-LP	03/07/2023	Proposed layout	2183-401 Rev A	04/08/2023	Proposed elevations	2183-402 Rev A	04/08/2023
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Proposed layout	2183-401 Rev A	04/08/2023												
Proposed elevations	2183-402 Rev A	04/08/2023												
3	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												

Document title

		lighting shall be installed in accordance with the above and shall be maintained in that condition in perpetuity.
4	MC00	The external face of the frame to all new windows and doors shall be set in reveals to match those of the existing windows and doors, other than the glazed gable in the north elevation which shall be set in a reveal of a minimum of 150mm, and shall be maintained in that condition in perpetuity.
5	GPMT13	All new window frames in the development hereby approved shall be aluminium and coloured a dark colour within six months of the date of installation and shall be maintained in that condition in perpetuity.
6	GPMT08	All new doors hereby approved shall be timber and side hung. Within six months of the date of their installation they shall be finished to match the existing paintwork and shall be maintained in that condition in perpetuity.

**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 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.
4-6	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.
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**Informative(s)**

Informative number	Informative code	Informative text
1	MC INF09	Please note that the footpath/track situated to the north of the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.

**Consultation responses**

**Parish**

No comments received.

**Third party responses**

None received.

**Publicity expiry**

Advertisement/site notice expiry date – 2 August 2023

The two lean-to's to be replaced with larger extension – viewed from private parking area



Previous estate agent photos from above – proposed extension in top right corner of courtyard



## Background

Raygill Cottage is part of a holiday cottage complex located approximately 4 miles north of Thornton le Dale and approximately 1 mile south of Lockton, and close to the A169/C67 junction. The site is fairly isolated but has neighbours to either side; the Fox and Rabbit Inn to the west and Fox and Rabbit Farm to the south with the associated farm yard and buildings to the east. One of the cottages are physically attached to the pub but the two business are in separate ownership and have no connection commercially.

The site is accessed by an entrance to the south of the pub car park on the eastern side of the road, which leads to the rear of the cottages and a private parking area which serves the cottages only.

The site is screened by large trees and hedging to all sides.

The cottages are a range of converted former agricultural buildings (converted in the early 90s and comprise 4 units in total, the northern unit comprising a dual-purpose holiday / managers cottage, arranged over 2 floors. This property is adjacent to a public right of way to the north.

This application seeks permission to replace a lean to in the northeastern corner of the range and replace it with a larger single storey extension of stone and pantile construction with a glazed gable end and glazed link to the existing building, to create an open plan seating area and kitchen.

This application seeks permission to extend and re-arrange internally that property to create a 3-bed unit with.

In support of the application, the applicant's agent has advised that: -

The extension will create a holiday cottage more suitable for a traditional family holiday requiring 3 bedrooms along with an appropriate amount of living space.

The current owner took possession of the buildings a couple of years ago and has undertaken extensive internal refurbishments to the cottages and have become a great success and the client is looking to expand on their popularity. The proposed works are in response to increase in enquiries for family accommodation and for group/block bookings for all four cottages.

The proposed design allows for further development of the business by creating a 3-bedroom family friendly cottage with a sensible balance of living to sleeping accommodation. It is envisaged the proposed works to the cottage would also increase block bookings of multiple units to extended families / friends. The extended multi-disciplinary area would provide the much-needed adequate socialising space to facilitate such bookings.

The proposed design creates a subservient and distinctive extension through the use of a lower ridge height along with a clear point of separation for the host dwellings through the use of a glass link.

The proposed structure would not be visible from the highway or public footpath due to the mature planting and screening already on site.

## Main issues

### Local Plan

Strategic Policy C (Design) seeks to maintain and enhance the distinctive character of the National Park, and states that development will only be supported where it is of a high quality design; incorporates good quality construction materials and design details that reflect architectural character and form of the original building or the local vernacular; the siting, orientation, layout and density complement existing buildings; the scale, height, massing and form are compatible with surrounding buildings and not have an adverse impact upon the amenities of adjoining occupiers.



Policy CO12 (Conversion of Existing Buildings in Open Countryside) seeks to permit such development only where the building is of architectural or historic interest and makes a positive contribution to the landscape and special qualities of the National Park; is structurally sound and capable of conversion without substantial rebuilding, is appropriately sized for its intended use without the need for significant alterations, extensions or other new buildings.

Policy UE1 (Location of Tourism and Recreation Development) This Policy seeks to permit recreation development where it is located in Helmsley or within the main built-up area of one of the villages; or in Open Countryside where it involves a small-scale conversion and/or extension of an existing building of architectural or historic interest, or where it complies with Policy UE2.

### Material Considerations

Whilst extensions are normally resisted on barn conversion proposals, in this instance it is considered that the sensitively designed replacement of a modest lean-to, and the filling in of the rear corner of this range, would not adversely impact on the character of this group. The extension isn't to enable its conversion, but to improve the booking options for the business, by improving the shared space.

In terms of design, the scale of the proposals has been amended during negotiations, and is now considered to be subservient to the host buildings, and of a design that is in-keeping.

The extension would be well screened from any wider views and would not have a detrimental impact on the character of the buildings or wider area.

### Conclusion

In view of the above it is considered that the proposal would be in accordance with the policies outlined above and therefore approval is recommended.

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

The proposal is not considered to unduly affect any people with protected characteristics.

### Pre-commencement conditions

N/A

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

#### Approval (Amendments Requested and Received)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including improved design and reduction in scale of proposed extension, so as to deliver sustainable development.