

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2023/0391

**Development description:** construction of two storey and first floor extensions and dormer window

**Site address:** Heystones Manor Farm, Egton Road, Aislaby

**Parish:** Aislaby

**Parish:** Egton

**Case officer:** Mrs Hilary Saunders

**Applicant:** Mr Clifford Jowsey  
Heystones Manor Farm, Egton Road, Aislaby, Whitby, YO21 1SX,

**Agent:** Cheryl Ward Planning  
fao: Cheryl Farrow, 24 Westfield Mews, Kirkbymoorside, York, YO62 6BA, 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	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table><thead><tr><th>Document Description</th><th>Drawing No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location Plan</td><td>---</td><td>20/06/2023</td></tr><tr><td>Proposed ground floor plan</td><td>HMA06</td><td>24/06/2023</td></tr><tr><td>Proposed first floor plan</td><td>HMA07 Rev A</td><td>24/08/2023</td></tr><tr><td>Proposed roof plan</td><td>HMA08 Rev A</td><td>24/08/2023</td></tr><tr><td>Proposed elevations (Sheet 1)</td><td>HMA09 Rev A</td><td>24/08/2023</td></tr><tr><td>Proposed elevations (Sheet 2)</td><td>HMA10A</td><td>24/08/2023</td></tr></tbody></table>	Document Description	Drawing No.	Date Received	Location Plan	---	20/06/2023	Proposed ground floor plan	HMA06	24/06/2023	Proposed first floor plan	HMA07 Rev A	24/08/2023	Proposed roof plan	HMA08 Rev A	24/08/2023	Proposed elevations (Sheet 1)	HMA09 Rev A	24/08/2023	Proposed elevations (Sheet 2)	HMA10A	24/08/2023
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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 Heystones Manor shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4	UOR11	The extension hereby permitted shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Heystones Manor.
5	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.
6	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.
7	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.

**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 PDO1	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.
4	RSN UOR10	The site is in a position where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the annexe and main dwelling in accordance with Policies CO17 and CO18 of the North York Moors Local Plan.
5	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.
6	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.
7	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.

## **Consultation responses**

### **Parish**

Aislaby Parish Council - Original plans – The only comment raised would be the proposed new roofline would be slightly higher than the existing roofline. No objections have been raised and the council have no concerns with regards to the application, it was just felt this should be noted.

Egton Parish Council – Original plans – No comments to make.

### **Third party responses**

None received.

### **Publicity expiry**

Advertisement/site notice expiry date – 19 July 2023

**Streetview photo of front elevation (difficult to safely take photos from road)**



Photo supplied by agent of rear elevation (previous Officer visit to site but didn't take photos)



## Background

Heystones Manor is located in a secluded site on the road between Aislaby and Egton. The property comprises a large residential dwelling, with a relatively big garden. The agricultural land to the rear of the dwelling rises very steeply from the edge of the garden up to the tarmacked lane at the rear which is also a bridleway.

This application seeks full planning permission for a first-floor rear extension to provide a physiotherapy room at first floor and utilising an existing storage area at first floor to provide ancillary cooking and dining facilities.

The extension would be designed to match the rear elevation of the house, which has more modern alterations than the front.

The scheme has been reduced in scale from first submission as follows: -

- 1 metre reduction to the overall height of the extension. Removal of the long dormer in its entirety in lieu of solar panels on this roof slope to serve the pool.
- Window fenestration designed to match the ground floor windows.
- Flat roofed dormer omitted.

There are no records of previous extension to this property, but the rear kitchen appears to be a post 1948 extension. Taking this into account combined with the new first floor space, the increase in floorspace would be approximately 29%.

The applicant's agent has submitted the following supporting information: -

- The extension is at the rear of the house and is not visible from Aislaby side or from the north side of the property.
- As a domestic house extension, it is subservient and no greater than 30% of the existing habitable floorspace.
- In line with appeal decision APP/W9500/D/21/3283169 the increase in floor area and the first-floor extension over the existing kitchen wouldn't result in the loss of a smaller, more affordable dwelling within the National Park.
- The development is unlikely to erode the mix of dwelling types needed to sustain a balanced community in the National Park nor would it affect the mix of properties. It is a unique property with scope for extension and consolidation of spaces at the rear without affecting the property frontage and complies with the overall thrust of Policy CO17.
- The extension in essence is an enhancement to the existing flat roof at the rear. It tidies up and consolidates the mix/match of development where there is scope to secure a lift between ground and first floors, covered storage over the log pile and the required accommodation.
- The physiotherapy room will have access via the first floor existing corridor, which leads to the sleeping areas. It will also be served from the ground floor via a new home lift installation. The room will also have an adjacent kitchenette and dining area to be used in conjunction with activities in the treatment area.

## Main issues

### Local Plan

The relevant policies contained within the NYM Local Plan to consider with this application are Strategic Policy C (Quality and Design of Development) and Policy CO17 (Householder Development), together with the advice contained within the adopted Design Guide.

SPC 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 requires new development within the domestic curtilage to take full account of the character of the local area and special qualities of the National Park. Development will only be permitted where: the scale, form, position and design do not detract from the original dwelling or its setting; the development does not adversely affect residential amenity of neighbouring occupiers or that of the host property; the development reflects the principles set out in the Authority's Design Guide. In order to achieve a subservient extension, Policy CO17 states that extensions should not



increase the total habitable floorspace by more than 30% (unless there are compelling planning reasons for a larger extension) and that the design detail complements the architectural form of the original dwelling.

### **Material Considerations**

Original plans submitted with the application proposed an extension with a ridge height higher than that of the original dwelling. The applicant was advised that this was contrary to the Authority's adopted Policies and Design Guidance. The applicant subsequently revised the proposals to ensure that the ridge height of the proposed first floor extension is lower sat in line with the ridge height of the original dwelling and therefore improving the overall design of the proposed development.

Policy CO17 is clear 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.

This particular property has been previously extended to the rear, but there are no planning records, and it appears that the post 1948 element is the kitchen to the rear. As the property is already quite substantial in footprint, the scale of the first-floor extension would result in a 29% increase in floorspace. Furthermore, there are specific needs for the accommodation proposed.

Whilst the design at the rear is not as high quality as at the front, it is considered more appropriate for window details and materials are in keeping with the rear elevation, an in this case are therefore considered to be acceptable.

In view of the above, the application is recommended for approval.

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

Due regard has been given to the equality implications of this proposal, which seeks to provided better facilities to those with protected characteristics.

### **Pre-commencement conditions**

Not applicable.

### **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 reduction in height of rear extension, so as to deliver sustainable development.