

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0569

Development description: alterations, construction of two storey rear extension together with demolition of conservatory and construction of replacement sun room and relocation of oil tank

Site address: Quarry Cottage, Raw

Parish: Fylingdales

Case officer: Mrs Jill Bastow

Applicant: Mr & Mrs Metters, Quarry Cottage, Raw, Whitby, YO22 4PP

Agent: Patrick Cuddy Architect, fao: Mr Patrick Cuddy, Town Farm House, 9 High Market Place, Kirkbymoorside, York, YO62 6AT

Director of Planning's Recommendation

Refusal for the following reason(s):

Reason(s) for refusal

Refusal reason code	Refusal reason text
1	The proposed rear extension to the dwelling, when taken with the existing side extension, would cumulatively result in a significant increase in the habitable floor space of the original dwelling, in excess of the 30% threshold set out under Policy CO17 of the North York Moors Local Plan. The proposal would further extend what is a modestly sized three bedroom cottage significantly beyond its original size and would consequently have a detrimental impact on the mix of dwelling types needed to sustain balanced communities within the National Park and result in the loss of a smaller more affordable dwelling.
2	It is considered that the proposed rear extension would by virtue of its scale, height, form, position and design detract from the very linear form of the host property and dominate the rear elevation of the property, which acts as the principal entrance. Furthermore, the choice of materials takes no reference from those of the host property such that the extension would appear very much as a separate, unrelated structure, exacerbating its prominence on and dominance of the rear elevation. As such it is considered that it would have a detrimental impact on the character and form of the original dwelling and its setting in the landscape contrary to Strategic Policy C and Policy CO17 of the North York Moors Local Plan.

Consultation responses

Parish

Object to this planning application as they do not feel the type of materials which are to be used are compatible with other properties in the area.

Highways

No objection and recommends conditions regarding improvements to the existing access.

Environmental Health

No objection.

Third party responses

No comments received

Publicity expiry

Advertisement/site notice expiry date: 11 October 2023

Front elevation of Quarry Cottage showing the white uPVC conservatory to be replaced with a timber framed sunroom with a flat grey GRP roof



Rear elevation of Quarry Cottage viewed from within the domestic curtilage showing the position of the proposed timber clad extension (in place of the oil tank) to be linked to the main dwelling by a 2-storey glazed link under a grey zinc standing seam roof



Rear elevation of Quarry Cottage viewed from the entrance into the domestic curtilage showing the position of the proposed timber clad extension (in place of the oil tank) to be linked to the main dwelling by a 2-storey glazed link under a grey zinc standing seam roof



Rear elevation of Quarry Cottage viewed from the access across the neighbouring property showing how the proposed timber clad extension would dominate the host property



Background

Quarry Cottage, a detached dwelling constructed of coursed sandstone under a slate roof, is located in the hamlet of Raw lying to the west of Robin Hoods Bay. Access to the property is taken from the unclassified Shop Hill over the neighbouring property. The site, comprising a smallholding extending to some 2 hectares include the host property, a detached residential annex, and livestock shelters.

Planning permission is sought for the construction of two storey rear extension (partially below ground) and the removal of the uPVC framed conservatory to the front elevation and its replacement with timber framed conservatory.

Main issues

Local Plan

Of particular relevance to this application is Local Plan Policy CO17 (Householder Development) which aims to ensure that householder development is appropriate in terms of scale, height, form, position, and design so not to detract from the character and form of the original dwelling, or its setting in the landscape. It seeks to ensure that the design and detailing of any extension complements the architectural form and character of the original dwelling and that any new roofline respects the form and symmetry of the existing roof. In addition, it requires 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.

In the supporting text to the policy, it advises that very large extensions can be overbearing and proposals which incrementally extend small dwellings beyond their original size can have a detrimental impact on the character of an area and the mix of dwelling types needed to sustain balanced communities. By limiting the size of new extensions, the loss of smaller more affordable dwellings in the National Park can be avoided.

Policy CO17 references the Authority's Design Guide. In Part 2 of the Design Guide, it is stated that the key to a successful extension lies in the respect shown to the original building so that it remains the dominant form. The Design Guide explains that irrespective of size, all buildings have a threshold point beyond which its further extension is not possible without jeopardising and possibly destroying the integrity of its original character. Relative to this case is the further acknowledgement that cumulative extensions and incremental growth of a property can lead to overdevelopment of the site. This can often be to the detriment to the character of the property and wider area.

Also relevant is Strategic Policy C which 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.

Discussion

Quarry Cottage has previously been extended with a two-storey side extension which was granted planning permission in May 2003. The original habitable floorspace of the cottage amounts to approx. 57.05 sq.m and the existing two-storey side extension 45.26 sq.m which equates to a 79.3% increase in floorspace. As such the 30% threshold in referred to in Policy CO17 has already been significantly exceeded. The proposed two-storey rear extension would add a further 39.64 sq.m resulting in a cumulative increase in floorspace of 129.8%. As such the proposed two-storey rear extension cannot be supported in principle as it would result in the loss of a 3-bedroom family sized dwelling within the National Park. Furthermore, it is not considered that the reasons for the extension as cited by the agent (such as the poor external access which could be addressed through the relandscaping of the site or the small kitchen and utility room which could be addressed through a remodelling of the internal accommodation), are compelling planning reasons to outweigh the objection in principle under Policy CO17.

In support of the application the agent cites that a single storey rear extension of 26.53 sq.m could be constructed with the benefit of permitted development rights but that

this would not resolve the issue of safe access to the dwelling avoiding the external sloping path and steps. However as advised in the Authority's advice note on Implementing Policy CO17, the calculation will be applied to existing habitable floorspace and will exclude any floorspace that could be built in the future under permitted development rights.

With regard to the design of the proposal, it is appreciated that the rear extension makes good use of the sloping topography and will provide a level access into the property. Unfortunately, however Quarry Cottage is a very linear stone and pantile property, and it is considered that the rear extension would detract from that traditional form and character. Furthermore, with an eaves height higher than the host property and a similar ridge height, it is considered that the extension would dominate, rather than be subservient to the rear elevation of the property which acts as the principal entrance and would have a detrimental impact on the character of the area.

Furthermore, whilst the Authority is not averse to modern design, it is felt that the timber boarding and zinc standing seam cladding to the walls and roof would not complement the traditional materials of the original cottage. As the agent has identified there are examples of timber clad extensions and properties in the locality however in these cases the timber boarding forms part of an integrated design scheme; in some cases, the entire property has been clad in timber or timber boarding has been used successfully alongside more traditional stone to add interest or relief. In this case the timber and zinc cladding would be used wholly on the extension with no reference to the materials of the host cottage such that it would appear very much as a separate, unrelated structure, exacerbating its prominence on and dominance of the rear elevation.

With regard to the replacement of the conservatory to the front elevation, the floorspace of the conservatory has been excluded from the habitable floorspace calculations referred to above in accordance with the Authority's advice note "Implementing Policy CO17". The proposed replacement structure is a more substantial extension with a solid rather than a glazed roof and it is proposed to remove the exterior wall to allow the conservatory to be used as part of the dining kitchen although it is noted that sliding glazed doors are proposed to separate the rooms if necessary. Normally a more substantial extension such as this would be included within the habitable floorspace calculation and therefore would be unacceptable to the Authority given the extent of previous development. However, in this case the proposed replacement conservatory would be more sympathetic to the form and character of the host building and would occupy a similar footprint to the existing conservatory. As such there is no objection to this element of the proposals.

The agent has been asked to omit the rear two-storey extension so that approval can be recommended for the replacement conservatory but has requested the application to be determined as submitted which in view of the above is a recommendation of refusal.

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.

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

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application.

However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal – which may lead to the submission of a more acceptable proposal in the future.