

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0424

Development description: demolition of existing rear extension and construction of replacement single storey rear pitched roof extension together with construction of detached double garage with solar panels

Site address: North Bungalow, North Moor, Wykeham

Parish: Wykeham

Case officer: Miss Emily Jackson

Applicant: Mr Stephen Wiles

Agent: Garry Greetham Associates, fao:Mr Garry Greetham, Westwood House, Carr Lane, Tankersley, Barnsley, S75 3BE

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>Site Plan/Location Plan</td><td>986-01 A</td><td>27 October 2023</td></tr><tr><td>Elevations as Proposed</td><td>986-04 A</td><td>9 October 2023</td></tr><tr><td>Floor Layout as Proposed</td><td>986-05 A</td><td>9 October 2023</td></tr><tr><td>Garage Elevations as Proposed</td><td>986-07 A</td><td>9 October 2023</td></tr><tr><td>Garage Layout as Proposed</td><td>986-06</td><td>5 July 2023</td></tr><tr><td>Garage Section as Proposed</td><td>986-08</td><td>5 July 2023</td></tr></tbody></table>	Document Description	Drawing No	Date Received	Site Plan/Location Plan	986-01 A	27 October 2023	Elevations as Proposed	986-04 A	9 October 2023	Floor Layout as Proposed	986-05 A	9 October 2023	Garage Elevations as Proposed	986-07 A	9 October 2023	Garage Layout as Proposed	986-06	5 July 2023	Garage Section as Proposed	986-08	5 July 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 North Moor Bungalow shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4	MCO0	The detached garage building hereby permitted shall be used for the parking of vehicles or domestic storage 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 any form of ancillary living accommodation. Any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
5	GPMT03	All new external materials used in the extension to the western elevation of the property 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.
6	GPMT01	No work shall commence on the cladding of the detached garage building hereby permitted until details of the external materials, colour, texture and finish, including samples if so required by the Local Planning Authority, to be used for the external surfaces of the development have been submitted to and approved in writing by the Local Planning Authority. The cladding used shall accord with the approved details and shall be maintained in that condition in perpetuity.
7	GPMT05	The external surface of the roof of the garage building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity.
8	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

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		be maintained in that condition in perpetuity.
9	MHC-03	<p>The development must not be brought into use until the access to the site at North Moor Bungalow has been set out and constructed in accordance with the ‘Specification for Housing and Industrial Estate Roads and Private Street Works’ published by the Local Highway Authority and the following requirements:</p> <p>The crossing of the highway verge must be constructed in accordance with Standard Detail number E9A and the following requirements.</p> <ul style="list-style-type: none"> • Any gates or barriers must not be able to swing over the existing or proposed highway. • Provision to prevent surface water from the site/plot discharging onto the existing or proposed highway must be constructed and maintained thereafter to prevent such discharges. • The final surfacing of any private access within 1 metres of the public highway must not contain any loose material that is capable of being drawn on to the existing or proposed public highway. <p>All works must accord with the approved details.</p>

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 PD01	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of

Reason number	Reason code	Reason text
		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.
4	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.
5-7	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.
8	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.
9	RSN MHC-03	To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

Informative(s)

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1	MC INF14	With reference to condition no. 8 above, further advice and guidance in relation to suitable external lighting fixtures is available on the Authority's website or by contacting the

Informative number	Informative code	Informative text
		<p>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 website together with more detailed information about outdoor lighting. 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 Park International Dark Sky Reserve by expanding the current dark sky core zone by twenty percent by 2027'.</p>
2	INF MHI-C	<p>Notwithstanding any valid planning permission for works to amend the existing highway, you are advised that a separate licence will be required from North Yorkshire County Council as the Local Highway Authority in order to allow any works in the existing public highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council as the Local Highway Authority, is available to download from the County Council's website. The Local Highway Authority will also be pleased to provide the detailed constructional specifications referred to in this condition.</p>

Consultation responses

Parish

None Received

Highways

No objections but recommends conditions.

Forestry Commission

None Received

Third party responses

None Received

Publicity expiry

3 October 2023

Photograph showing northern (principal) elevation of North Bungalow, Wykeham; flat roof extension seen to right proposed to be replaced by dual pitch roof extension.



Photograph showing southern (rear) and western elevations of North Bungalow Wykeham; existing extension to west elevation proposed to be replaced.



Photograph showing area to the north of the main dwelling in which proposed garage building would be located.



Background

North Moor Bungalow is a former forestry workers bungalow situated in the remote hamlet of North Moor, near Wykeham. The property is constructed of white painted brick under a hipped concrete tile roof and features a mixture of white and black PVC windows and doors, with black rainwater goods.

In January 2013, permission was granted for the construction of two extensions to the property; one on the northern elevation to create a kitchen area and additional bedroom, and the other on the western elevation to create a lean-to conservatory. A further non-material amendment was approved in July 2015 to allow a slightly larger floor area to the extension to the north in addition to some minor design amendments. Both extensions have now been constructed, however, the western extension has not been constructed in accordance with plans and features a poor-quality flat roof with lantern as opposed to a modest lean to as proposed, but due to the passage of time is now immune from enforcement action.

This application seeks permission to replace the existing poor quality flat roof extension on the western elevation of the property with a replacement extension of an enhanced design. The extension would be constructed of red brick to match that of the northern elevation extension and feature a dual pitch pantile roof. The proposed extension would measure 4.7 meters in length, 4 meters in depth with a height to the eaves of 2.6 meters and a height to the ridge of 4.6 meters.

In addition to an extension, this application also seeks permission for the construction of a large, detached garage store building to the northwest of the property. The garage building would be constructed of painted blockwork to the less visible southern and western elevations and vertical mahogany timber cladding to the northern and eastern elevations visible from the highway, under a grey tile style asymmetric roof with solar panels. The proposed garage building would measure 10.2 meters in length, 7.5 meters in width with a height to the eaves of 3 meters and a height to the ridge of 4.3 meters. In justification of the proposal, the Agent has confirmed that the garage building has been designed to accommodate the parking of two vehicles; a motorhome and a medium sized car; in addition to general domestic storage.

Main issues

Local Plan

The most relevant policies contained within the North York Moors National Park Authority Local Plan 2020 to consider with this application are Strategic Policy C (Design) and Policy CO17 (Householder Development).

Strategic Policy C seeks to maintain and enhance the distinctive character of the national park by considering appropriate siting, orientation, layout and density of proposals in addition to appropriate scale, height and massing and form. Proposals

should utilise good quality materials and be of a high-quality, sustainable design that reflects and complements the architectural character and form of the original building and/or that of the local vernacular.

Policy CO17 seeks to ensure that development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park. Development will only be permitted where: the scale, height, form, position and design of new development do not detract from the character and form of the original dwelling and its setting; the development does not adversely affect the amenity for the existing and neighbouring occupiers; and that the development reflects the principles of the Authority's design guide. In the case of extensions and alterations to the existing dwelling, extensions should be 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.

Material Considerations

It is noted that the current application represents an amended scheme to that initially submitted. Following negotiations, the proposed extension has now been reduced in length by 0.5 meters to more closely match the scale of the existing extension to be removed. Further amendments were made to the proposal to alter the materials of the proposed garage building to utilise vertical mahogany timber cladding as opposed to horizontal faux timber PVC cladding as initially proposed.

Extension to the western elevation

In terms of Policy CO17, when calculated together with the previous extension to the northern elevation, the proposed extension to the western elevation would lead to an increase in total habitable floor space of 65%. Whilst this is contrary to the 30% threshold as set out by Policy CO17, given that the design of the proposed extension is considered to be an enhancement over the existing extension and would only occupy a slightly larger footprint than the existing arrangement, the scale of the proposed extension is considered to be acceptable in this instance.

At present, the existing conservatory to the western elevation of the property is of a poor-quality flat roof design that does not complement the character and form of the host dwelling. Instead, the proposed replacement extension offers an improved design, incorporating a dual pitch roof with tiles to match the host dwelling. The ridge of the extension would be situated below the ridge of the host dwelling to remain subservient and would be constructed in red brick to match the extension to the northern/principal elevation of the property. As such, the design of the proposal is considered to be acceptable.

Within their consultation response, the Authority's Ecology Team raised concerns over an increase in the level of glazing as a result of the proposed extension and the subsequent impacts of light spill on nocturnal wildlife and dark skies qualities. Following negotiations, it has been agreed for the glazing on the gable end of the proposed extension to be recessed under the eaves to reduce light spill. A further condition has been applied to prevent the use of upwards external lighting to protect the dark skies qualities of the locality.

Detached garage building

Whilst the proposed garage building would be fairly large in scale, it is felt that sufficient justification has been provided by the applicant for a garage building of this size on the basis it will be used for ancillary domestic use only. For the avoidance of doubt, a condition has been applied to restrict the conversion of the garage building into any form of ancillary living accommodation without a separate grant of planning permission so that the use of the building can be controlled.

In terms of design, the proposed garage building would not be out of character for the locality and would match that of an existing garage building of a similar scale and design seen at the neighbouring property to the north, Forest Lodge. Following amendments, officers are satisfied that the materials used for the development would be of a high-quality appearance and in keeping with the locality.

It is not considered there would be an adverse impact on neighbouring amenity as a result of the proposal and no adverse comments to the application have been received.

Conclusion

For the reasons outlined above, the proposal meets the aims of Strategic Policy C and Policy CO17 of the NYMNPA Local Plan 2020 and as such, 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

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 a reduction in scale of the proposed extension, so as to deliver sustainable development.