

REVISED SCHEME TO NYM/2023/0276 FOR FIRST FLOOR EXTENSION WITH INVERTED BALCONY

At: Underhill Cottage,
Blue Bank,
Sleights

NYMNPA

20/11/2023

Cheryl **Ward**
Planning

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Rev/version no.	Date	Amendment details	Revision prepared by

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1.0 Introduction

- 1.1 As requested by the applicant, Cheryl Ward Planning has been appointed to submit a revised planning application in relation to the area outlined in red on the attached location plan at Underhill Cottage, Blue Bank, Sleights, Whitby, YO22 5EU.
- 1.2 The applicant is seeking planning permission for a first floor extension with inverted balcony (revised scheme to NYM/2023/0276). The development will be physically connected to the main house and also retained in the same ownership over the lifetime of the development.
- 1.3 This is a revised application, the client's objective for the proposal is to secure a third bedroom in order that the family can remain at the property.
- 1.4 In so far as possible, the applicant himself is keen to ensure it is a scheme that would not detract from the character and form of the original dwelling which could in addition, risk undermining their own enjoyment of the dwelling as well as National Park purposes.
- 1.5 The accompanying plans are prepared by Spectrum Design and can be used to identify the site together with what is being proposed.
- 1.6 In summary, consent is sought under a householder application for planning permission for works or extension to a dwelling under the Town and Country Planning Act 1990. The site falls within the North York Moors National Park for planning jurisdiction.
- 1.7 The dwelling is a principal residence dwelling meaning that the applicants permanently reside at the property and is where they operate a successful holiday cottage enterprise.
- 1.8 This Statement is prepared by Cheryl Ward Planning who holds an MSc in Town Planning and is a Chartered Member of the Royal Town Planning Institute (RTPI) and associated ICN and PERN networks.

2.0 National Park Purposes and Duty

- 2.1 The North York Moors National Park was formally designated in 1952 under the National Parks and Access to the Countryside Act 1949. The two key purposes are to:
 1. **Conserve and enhance the natural beauty, wildlife and cultural heritage of the North York Moors National Park.**
 2. **Promote opportunities for the understanding and enjoyment of the special qualities of the National Park.**

Continued ...

3. Whilst achieving the above, seek to foster the economic and social wellbeing of local communities.

2.2 In addition, **The English National Parks and Broads Circular 2010** provides useful guidance on National Parks in general terms. This circular was produced by the Department for the Environment, Food and Rural Affairs (DEFRA) and sets out the government's vision for National Parks. The most relevant section is Section 4 covering National Park statutory purposes, climate change, securing a diverse and healthy natural environment and maintaining vibrant, healthy and productive living and working communities.

2a Purpose of Statement

2a.1 The statement is to be read and fully considered as a supporting document in conjunction with the accompanying planning application. Its aim is to assist those assessing the application to understand the design and access rationale. In summary, it provides a structured way of describing the development proposal.

2a.2 There is no requirement for a heritage statement to accompany the planning application in this instance.

3.0 Planning History

3.1 A check of the North York Moors National Parks online planning explorer has revealed the most relevant planning history for the property.

NYM/2023/0276 - Construction of first floor extension with balcony at Underhill Cottage, Blue Bank, Sleights – Refused.

NYM/2023/0195 – Certificate of lawfulness for the conversion of adjoining outbuilding to holiday letting accommodation in excess of 10 years at Underhill Cottage, Blue Bank, Sleights – Certificate of Lawfulness Issued.

NYM/2022/0128 – Change of use of outbuilding to holiday letting accommodation at Underhill Cottage, Blue Bank, Sleights – Approved.

3.2 The remainder of this statement sets out the overall case for the revised scheme and is supported by the following documents:

- Planning application forms.
- Supporting Statement (incl. Summary of Changes).
- Appendix A, Examples of balconies in the NYM National Park.
- OS Map Extract – for site identification.
- Existing Floor Plans – Sheet 1
- Existing Elevations – Sheet 2.
- Proposed Floor Plans – Sheet 3.
- Proposed Elevations – Sheet 4.

4.0 Recent planning decision

- 4.1 The LPA's decision of 18 July 2023 confirms that on balance, it is considered that the proposed extension, by reason of scale, height, form, position and design, would detract from the character and form of the original dwelling and the development is therefore considered contrary to **Strategic Policy C, Policy CO12 and Policy CO17** of the Authority's Adopted Policies, as set out within the Local Plan. In view of the above, the decision was taken to refuse the scheme.
- 4.2 In the 4 months since receipt of the refusal, the scheme has been further developed and the 1 no. reason for refusal is hoped to be overcome with this revised scheme.

5.0 Pre-application advice and front loading

- 5.1 Paragraph 39 of the NPPF advises that early engagement has significant potential to improve efficiency and effectiveness of the planning application system for all parties. Good pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.
- 5.2 Paragraph 126 of the NPPF advises that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities.
- 5.3 To that end the applicant has engaged with the LPA prior to the original application being submitted and in the interim period since receiving the refusal notice.

Background

- 5.4 The dwelling layout does not easily lend itself to an easy living arrangement with 2 first floor bedrooms, one of which is extremely small.
- 5.5 The client wishes to pursue the scheme on the basis that there is nowhere else to create additional first floor living accommodation for themselves. To that end they wish to ensure the development:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) is visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) is sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change;
 - d) establishes and maintains a strong sense of place, using the arrangement of spaces, building types and materials to create an attractive, welcoming and distinctive place to live, work and visit;
 - e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development and support local facilities and transport networks; and
 - f) create a place that is safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and does not undermine the quality of life or community cohesion and resilience.

5.6 Although not specifically referenced in the reason for refusal the LPA have afforded considerable weight to an existing rear outshot which forms part of the dwelling. It is confirmed that whilst it does retain its former agricultural character it is a domestic building and it is set to be maintained as part of the proposal going forward.

5.7 The Officers report states:

“ The applicants were advised during the pre-application process that the Authority would not support the raising of the height of the end section of the existing outshot by an additional floor because the rear projection sits on a split level and the proposed development would therefore result in a three-storey appearance on the gable. A three-storey gable is not a feature that is typically found within the North York Moors National Park, especially on a building of utilitarian character such as Underhill Cottage. It is appreciated that the ridge height of the extension would sit below the ridge of the main house, however when viewed from north, east and south, the overall bulk, scale and height of the development would fail to appear subservient to the modest two-storey host dwelling”.

5.8 **Policy CO12** (Conversion of Existing Buildings in the Open Countryside) was previously applied in the assessment of the proposals.

5.9 It is questioned whether **Policy CO12** is technically relevant to the case given that:

a) the outshot has long since been lost to agricultural use (in any case it probably carries a domestic type of use and one which is ancillary to serving the host building); and

b) it is clearly evident from its visual appearance that the outshot has sustained many changes over time.

5.10 It is demonstrated therefore that **Policy CO12** is not relevant to the case and too much weight is being afforded to this element of the building which in any case will be retained in situ.

5.11 Paragraph 132 of the National Planning Policy Framework (NPPF) confirms that applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot.

Site location

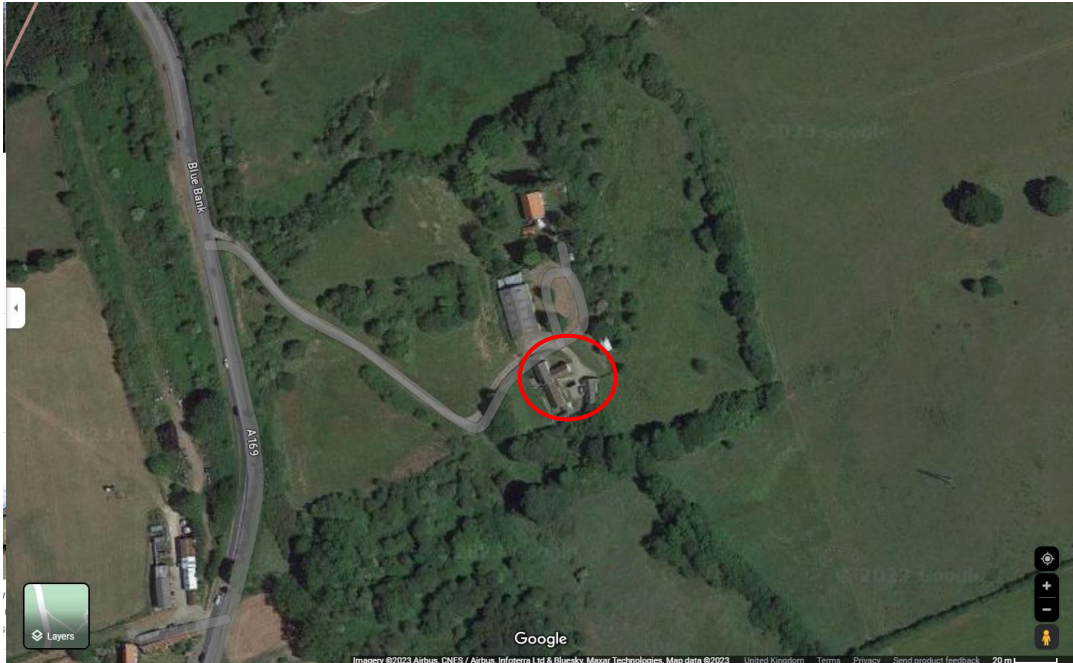


Fig 1. – Underhill Cottage, Blue Bank, Sleights. Source:
<https://www.google.co.uk/maps/place/Sleights,+Whitby/@54.4459848,-0.6618406,341m/data=!3m1!1e3!4m6!3m5!1s0x487f18402c588273:0x9c07576ed8b83a4f!8m2!3d54.450344!4d-0.662365!16zL20vMGZ4Mno3?entry=ttu> - for illustrative purposes only.

6.0 Summary of Changes

6.1 In response to the Officers request the attached plans are prepared by Spectrum Design and illustrate what is being proposed:

- Proposed Floor Plans – Sheet 3.
- Proposed Elevations – Sheet 4.

6.2 The applicant has made significant reductions to the scheme (all within the existing building footprint) allowing the extended elements to complement the architectural form and character of the original dwelling, particularly through the new roofline, form and symmetry of the original buildings.

6.3 Looking at the property location and hierarchical building progression (over time) we are confident that no 'harm' lies in what is being proposed.

6.4 The three storey appearance previously referred to is in actual fact little over two storeys. The lower element of the outshot comprises a very low undercroft/void beneath the main building and one that you step up into to access. It is confirmed that there is no standing room (approx. 1.5 metres high inside).

First floor extension

6.5 The first floor extension has been designed to tie in below the ridge of the main house roof with lowered ridge and eaves height.

6.6 As a comparison:

- The original building height (incl. void) = higher ridge 5.8 metres, lower ridge 5.7 metres.
- Refused scheme = proposed higher ridge 7.4 metres, lower ridge 7.1 metres.
- Proposed revised scheme (now under consideration) = higher ridge 7.6 metres, lower ridge 6.9 metres.

6.7 The difference in height of the lower end section (being referred to as three storey) and that now proposed (as revised) is 1.2 metres in overall height difference which is not considered to be substantial.

6.8 Whilst the lower element of the building does have some agricultural features it has been much altered. Further up the building evidence of this can be seen through a change in stonework, concrete lintels and domestic style of windows.

- 6.9 It is confirmed that all windows/doors (existing and proposed) will be set in deeper reveal and as further enhancement the applicant is prepared to match the larger stones and remove the white fascia boarding and utilise traditional gutter spikes across the whole of the development proposed.
- 6.10 Essentially, the end gable cannot be looked at in isolation, nor would it be three 'full' storeys in height post development. The development is subservient as a whole i.e. when viewed against all elevations.
- 6.11 The LPA suggestion (to build on top of the adjoining first element only) will create a somewhat unbalance appearance and essentially leave the development 'hanging' with a stark stone wall gable. Whilst the remaining end could be utilised as a flat roof balcony, it is considered that creating a further 'stepped finish' in line with Part 2 of the NYM Design Guide with an end gable will create a better finish.
- 6.11 In summary, the minor modifications and fundamental considerations of the case including those subsequently requested for formal approval by the Authority are set out below. The main aim is to try to avoid an appeal and work with the LPA.

The revisions:

- Lowered ridge and eaves height to the end section.
 - Removal of heavy timber framework to end gable – previously creating top heavy appearance – now more hierarchically balanced.
 - Glazing within the inverted balcony is set back on an inside wall thereby not visible.
 - Planning enhancements - consist of loss of wide 'white' fascia boarding in lieu of traditional gutter spikes direct into the stonework with black (instead of grey) rainwater goods for an enhanced traditional appearance to match the adjacent converted barn.
 - All windows set in a deep reveal of 150mm - 200mm.
 - In this quiet location the development will cause 'significantly minimal' harm, it is not visible and raises no overlooking issues.
 - Examples of similar schemes in the near vicinity – see **Appendix A**.
- 6.12 In essence, the proposed development seeks to draw out the characterful nature of the existing building by retaining the appearance of the lower domestic store and uses its basic shape to build on with an appropriately design scheme. The building is currently redundant/empty.

Appearance

- 6.13 In summary, the approach in terms of design is to create a first floor addition that is both functional and operational for a modern family and one that mimics key connections to the traditional characteristic of a NY Moors house for example:
- Matching materials compatible with the locality.
 - Non-interlocking pantile roof.

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- Robust materials.
- Subservience to nearby structures i.e. hierarchical elements of the dwelling which diminish in height and scale so as not to over dominate.
- Stonework to window ratio - well balanced.
- Creates a balance between the existing internal house levels and external levels.

7.0 Planning Policy Context

Planning and Compulsory Purchase Act 2004

- 7.1 This section outlines the principal planning policies that pertain to the proposed scheme.
- 7.2 The Planning and Compulsory Purchase Act 2004 came into force in September 2004. It carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control.
- 7.3 Under Section 70 of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise.

National Planning Policy (NPPF) (2021)

- 7.4 The NPPF sets out the Government's planning policies for England and how these should be applied. It provides a framework within which locally prepared plans for housing and other development can be produced.
- 7.5 The NPPF is a contributing material consideration. The publication of the National Planning Practice Guidance (NPPG) in March 2014 gives further guidance.
- 7.6 Paragraph 7 states that 'at a very high level, the objective of sustainable development can be summarised as meeting the needs of the present without compromising the ability of future generations to meet their own needs'.
- 7.7 Planning law requires that applications for planning permission be determined in accordance with the development plan, unless material considerations indicate otherwise. The National Planning Policy Framework must be taken into account in preparing the development plan and is a material consideration in planning decisions.
- 7.8 To fulfil its purpose of helping achieve sustainable development, planning must not simply be about scrutiny. Planning must be a creative exercise in finding ways to enhance and improve the places in which we live our lives.
- 7.9 Paragraph 9 of the NPPF states that 'planning policies and decisions should play an active role in guiding development towards sustainable solutions, but in doing so should take local circumstances into account, to reflect the character, needs and opportunities of each area'.
- 7.10 Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. Good design is a key aspect of sustainable development, creates better places in which to live and work and helps make development acceptable to communities. Being clear about design expectations, and how these will be tested, is essential for achieving this. So too is effective engagement between applicants, communities, local planning authorities and other interests throughout the process.

- 7.11 Paragraph 127 states that plans should, at the most appropriate level, set out a clear design vision and expectations, so that applicants have as much certainty as possible about what is likely to be acceptable. Design policies should be developed with local communities so they reflect local aspirations, and are grounded in an understanding and evaluation of each area's defining characteristics. Neighbourhood planning groups can play an important role in identifying the special qualities of each area and explaining how this should be reflected in development, both through their own plans and by engaging in the production of design policy, guidance and codes by local planning authorities and developers.
- 7.12 Paragraph 128 advises the LPA should provide maximum clarity about design expectations at an early stage, all local planning authorities should prepare design guides or codes consistent with the principles set out in the National Design Guide and National Model Design Code, and which reflect local character and design preferences. Design guides and codes provide a local framework for creating beautiful and distinctive places with a consistent and high quality standard of design. Their geographic coverage, level of detail and degree of prescription should be tailored to the circumstances and scale of change in each place, and should allow a suitable degree of variety.
- 7.13 Paragraph 129 advises that design guides and codes can be prepared at an area-wide, neighbourhood or site specific scale, and to carry weight in decision-making should be produced either as part of a plan or as supplementary planning documents. Landowners and developers may contribute to these exercises, but may also choose to prepare design codes in support of a planning application for sites they wish to develop. Whoever prepares them, all guides and codes should be based on effective community engagement and reflect local aspirations for the development of their area, taking into account the guidance contained in the National Design Guide and the National Model Design Code. These national documents should be used to guide decisions on applications in the absence of locally produced design guides or design codes.
- 7.14 Paragraph 130 (already referenced above) seeks to ensure that planning policies and decisions should ensure that developments:
- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
 - b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
 - c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
 - d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;

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e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and

f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience.

7.15 With respect to development in National Park's, paragraph 176 of the NPPF states that Great weight should be given to conserving and enhancing landscape and scenic beauty in National Parks, the Broads and Areas of Outstanding Natural Beauty which have the highest status of protection in relation to these issues. The conservation and enhancement of wildlife and cultural heritage are also important considerations in these areas, and should be given great weight in National Parks and the Broads. The scale and extent of development within all these designated areas should be limited, while development within their setting should be sensitively located and designed to avoid or minimise adverse impacts on the designated areas.

North York Moors National Park Authority – NYM Local Plan (2020)

7.16 Applications for planning permission are primarily considered against policies set out in the 'development plan' for the North York Moors National Park. This is made up of a series of formal planning documents that have been through a period of consultation and testing and have been subsequently formally adopted by the National Park Authority.

7.17 The NYM Local Plan was adopted on 27 July 2020 and will be in place for the next fifteen years. It seeks to balance the overriding need to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park. It acknowledges that there is a need for new homes, jobs and services.

7.18 The role of this Plan is said to manage the 'often competing aims by putting in place a set of policies to guide careful decision making on where new development will be located and how it will look and function'. The Strategy works in conformity with the National Planning Policy Framework (NPPF), referenced above.

7.19 An overall summary of national and local planning policies considered relevant to the case are summarised in the table below:

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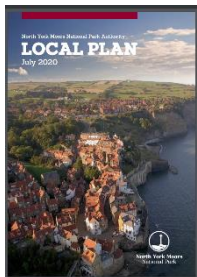
DOCUMENT	POLICIES AND DENOTATION
National Planning Policy	
National Planning Policy Framework (NPPF) (2020)	Paragraphs 2, 7, 8, 9, 10, 11, 38, 39, 51, 84, 126, 127, 128, 129, 130, 176
National Planning Practice Guidance (2014)	Before submitting an application (2019). Consultation and pre-decision matters (2020). Design: process and tools (2019). Determining a planning application (2019). Making an application (2018) Permission in principle (2019).
Local Development Plan in force	
NYM Local Plan (2020) 	Strategic Policy A – Achieving National Park Purposes and Sustainable Development. Strategic Policy B – The Spatial Strategy. Strategic Policy C – Quality and Design of Development. Policy ENV3 – Dark Night Skies Policy CO17 – Householder Development. Policy CO12 - Conversion of Existing Buildings in Open Countryside – not considered to be relevant to the case given the building is in domestic use.
NYM Supplementary Planning Documents	Part 1: General Principles (2008). Part 2: - Extensions and Alterations to Dwellings (2008).

Table 1. – Planning policy and guidance.

- 7.20 **Strategic Policy C** (Quality and Design of Development) confirms that in order to maintain and enhance the distinctive character of the National Park development will be supported where the proposal is of a high quality design that will make a positive contribution to the local environment in accordance with the principles set out in the North York Moors National Park design guide.
- 7.21 **Policy CO17** (Householder Development) is the most relevant to the application and requires 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 only be permitted where:

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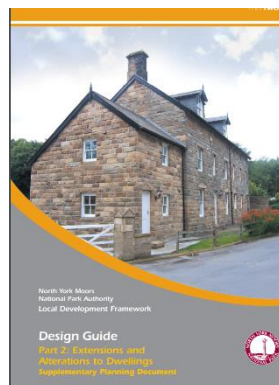
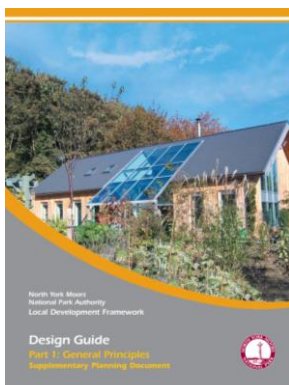
1. The scale, height, form, position and design of the new development do not detract from the character and form of the original dwelling or its setting in the landscape;
2. The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling; and
3. The development reflects the principles outlined in the Authority's Design Guide.

7.22 In summary, the development is in alignment with planning policies **SPC and CO17** of the NYM Local Plan as demonstrated.

Supplementary Planning Documents

7.23 **Part 1** (General Principles) confirms that there is concern that a standardised approach is being adopted in the design of new development within the National Park. The use of a limited range of traditional building features and techniques is creating a ubiquitous 'style', which does not necessarily reflect the subtle variations in the landscape and building characteristics that exist across the Park. This results in relatively few proposals that are contemporary in their design approach, the consequence of which is a potential deficit in the built heritage for future generations.

7.24 **Part 2** (Extensions and Alterations to Dwellings) states 'the siting and design of other structures such as sheds and greenhouses also need care consideration. These should be smaller in scale and clearly ancillary to the main dwelling.'



8.0 Planning assessment

Justification

- 8.1 The additional accommodation is vital to the applicants needs as the house will shortly provide a home that can no longer meets their day to day requirements.
- 8.2 The applicant requires the extra living accommodation to serve the existing dwelling. The layout and form of the dwelling on the valley side of the property (south) offers up a sustainable solution to provide the space for a first floor extension thus allowing the needs of the household to grow and thrive. Essentially the site can provide this without harming the areas special qualities and is aligned with in **Strategic Policy C** (Quality and Design of Development) and **Policy CO17** (Householder Development) of the NYM Local Plan and the Design Guides (above).
- 8.3 The building in question is not a heritage asset, more so, it serves a long-term function as a principal residence and will continue to do so. The proposed work seeks to protect the original building, its form and its character and aligns with **Strategic Policy C** (Quality and Design of Development) and **Policy CO17** (Householder Development) in the NYM Local Plan.
- 8.4 The proposal is responsive to local circumstances and comprises a sustainable development solution that will allow the family to remain at Underhill Cottage now and in the years to come.
- 8.5 The scale and massing of the development is sympathetic to the distinctive character of the National Park and is of a high quality design that will make a positive contribution to the local environment.
- 8.6 In turn, the development complements the architectural character and form of the original dwelling and importantly maintains the outshot beneath the living accommodation in keeping with the local vernacular. The scheme seeks to make further small scale alterations to restore some of the traditional features of the house (above and beyond what is normally expected) such as deeper window reveals, removal of white fascia boarding and restoring a traditional gutter line. In this respect the development is in accordance with **Strategic Policy C** (Quality and Design of Development) and **Policy CO17** (Householder Development) in the NYM Local Plan.
- 8.7 The development in its entirety will not reduce the level of amenity space about the dwelling to an unreasonable amount.

9.0 Conclusion

- 9.1 The proposal has been developed with respect to the applicant's design brief and in direct response to the history, siting, orientation, layout and density of the existing dwelling and the constraints and opportunities of the site.
- 9.2 The proposal sets out a long-term sustainable approach to deliver the additional accommodation needs of the occupants with no change in ownership or activity levels. The dwelling will continue to be occupied by the same residents with whom have a local connection to the area and are existing residents.
- 9.3 The applicant has engaged in pre-application discussions with NYM Officers and taken on board useful advice which secures some significant reductions and changes to the overall scheme to ensure that it is both sympathetic and respectful of existing elements of the building that are considered important.
- 9.4 Within the NYM Local Plan it is accepted that new buildings and extensions should be long-lasting and adaptable and be able to take account of people's changing needs over time.
- 9.5 The proposal seeks to reinforce the understanding of the existing dwelling and utilises the spaces within the existing buildings footprint and other features of the site that contribute to the character and quality of the dwelling and connections with the local environment.
- 9.6 The development will allow the dwelling to evolve and a new planning chapter to commence in the history of the site as it has done in the past which will be recorded for future use.
- 9.7 The proposal is visually attractive, yet simple, as a result of good architecture and uses the space, layout and appropriate and effective use of land levels to optimise the potential of the site to accommodate and sustain an appropriate amount of development with an appropriate and innovative design without harm to the original dwelling or the locality.
- 9.8 The proposals have been developed in line with local and national planning policies in particular Strategic Policy C and Policy CO17 of the NYM Local Plan and Design Guide in that it is intended to be natural, authentic and subservient to the existing building and does not compromise its character or the landscape setting.
- 9.9 It is concluded that the proposal has at its core the principles of sustainable development and is in accordance with the development plan in force. Together with the above it is respectfully requested that the proposal is approved.

Up to date photographs



Fig 2 – Underhill Cottage, Sleights - Gable end on which first floor extension will be occupied.



Fig 3 – West facing elevation of Underhill Cottage.



Fig 4. – Looking east across the yard.

Cheryl Ward Planning

Offering a high quality, technical and locally focused Planning and Development Consultancy service. With a pragmatic and conscientious approach to all projects our core aim is to achieve the best possible outcome for our clients.

Accompanied by an in-depth knowledge of the local area and a deep-rooted understanding of local authority planning requirements the business is well equipped to deal with all-encompassing planning matters specialising in planning applications (all types) – town and rural i.e. residential, rural and equine planning projects whether it be traditional or contemporary in design.

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Operating to a multidisciplinary approach means we are accomplished at working with a range of stakeholders including private individuals, Estate Directors, farmers, landowners, private and public organisations/groups, Parish Councils, other professionals, clients and applicants.

Our services include:

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 - Agricultural and Forestry Notifications
 - Planning Supporting Statements
 - Discharge planning conditions
 - Check and send service – Cheryl Ward Planning can check forms, plans and other documents etc to make sure your application will be validated by the Council. Finally, we will submit your application via the Planning Portal on your behalf.
- Planning Enquiries
 - Planning Applications (all types)
 - Design and Access Statements
 - Variations/amendments to planning approvals
 - Prepare and submit planning appeals

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APPENDIX A – Approved balcony examples

Underhill Cottage, Blue Bank, Sleights

Examples of Approved Balconies/Glazed gables in the NYM National Park

Paragraph 130 of the National Planning Policy Framework seeks to ensure that planning policies and decisions should ensure that developments:

- a) will function well and add to the overall quality of the area, not just for the short term but over the lifetime of the development;
- b) are visually attractive as a result of good architecture, layout and appropriate and effective landscaping;
- c) are sympathetic to local character and history, including the surrounding built environment and landscape setting, while not preventing or discouraging appropriate innovation or change (such as increased densities);
- d) establish or maintain a strong sense of place, using the arrangement of streets, spaces, building types and materials to create attractive, welcoming and distinctive places to live, work and visit;
- e) optimise the potential of the site to accommodate and sustain an appropriate amount and mix of development (including green and other public space) and support local facilities and transport networks; and
- f) create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users; and where crime and disorder, and the fear of crime, do not undermine the quality of life or community cohesion and resilience

With this policy criteria in mind, the setting out of the examples below are intended to provide a few relevant samples of recent development incorporating balconies/glazed gables which have been found to be acceptable in the NYM National Park. They have been selected for their striking similarities and vernacular features and include the setting of the application site. Whilst it is acknowledged that one scheme can't be used to justify another the applicant has carried out extensive research and followed advice for creating a beautiful and distinctive place with a consistent and high quality standard of design.

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Example 1 - 21 Main Road, Aislaby – Overlooking Aislaby side back towards Sleights and Blue Bank



Fig 1. – Source:
http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/stream.aspx?target=http%3A%2F%2Flocalhost%2FNorthgate%2FDocumentExplorer%2FDocumentStream%2FDocumentStream.aspx%3Fname%3DPublic%2BNYM2018-0252-FL%2BPlans%2Band%2BElevations%2B23-04-2018.pdf%26unique%3D814041%26type%3DNLPL_DC_PLANAPP – for illustrative purposes only.

Example 2 - Valley View, Castleton – conversion

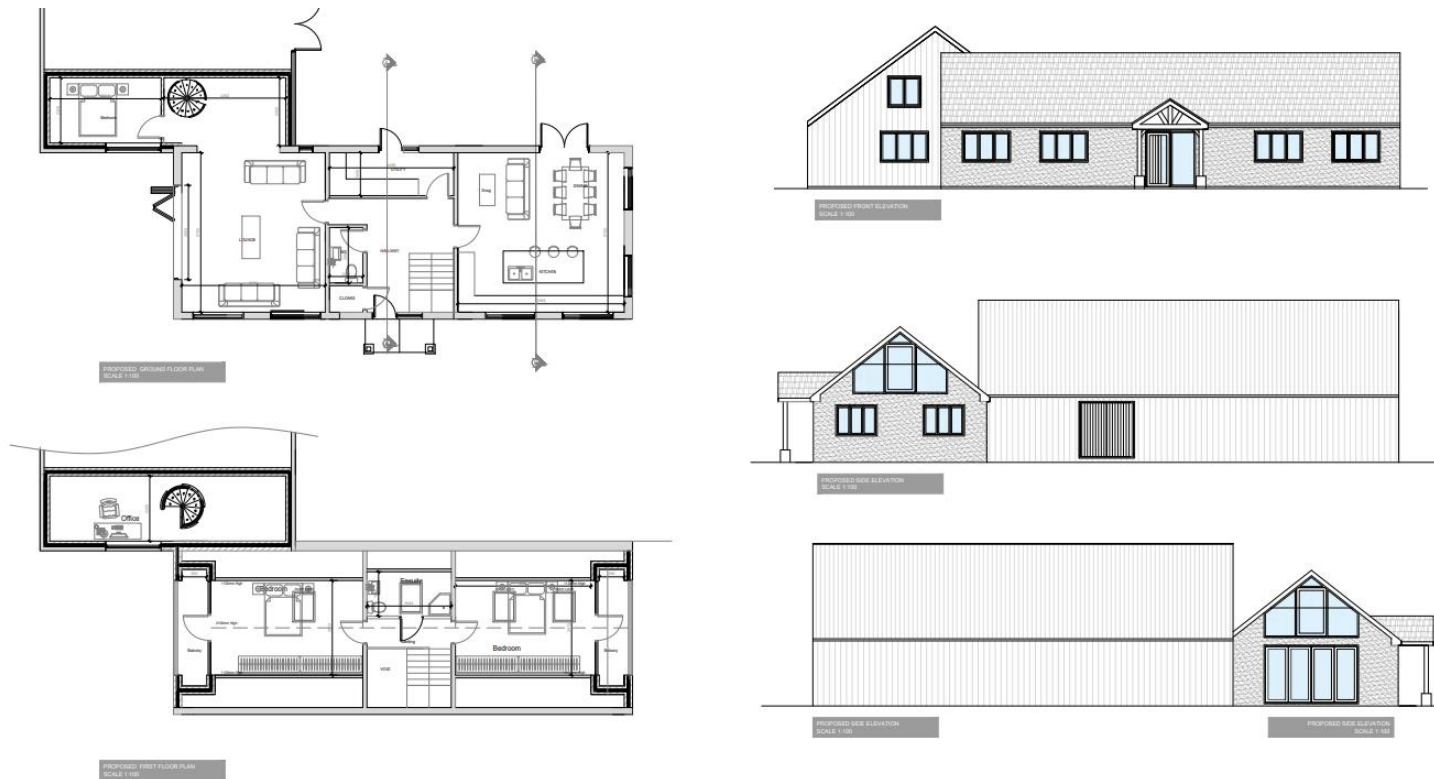


Fig 2. – Inset glazed gable and balcony at Valley View Cattery, Castleton. Source:

http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/stream.aspx?target=http%3A%2F%2Flocalhost%2FNorthgate%2FDocumentExplorer%2FDocumentStream%2FDocumentStream.aspx%3Fname%3D2023-05-23%2BPublic%2BPlans.pdf%26unique%3D818621%26type%3DNLPL_DC_PLANAPP – for illustrative purposes only.

Continued ...

Example 2 – Image of inset balcony in gable end.



Fig 3 – Approved inset balcony at Valley View Cattery, Castleton. Credits - CGI by Pyramid Design.

Example 3 - 3 The Cliff, Iburndale –



Fig 4. – http://planning.northyorkmoors.org.uk/northgate/documentexplorer/application/stream.aspx?target=http%3A%2F%2Flocalhost%2FNorthgate%2FDocumentExplorer%2FDocumentStream%2FDocumentStream.aspx%3Fname%3Dpublic%2BNYM-2015-0033-FL%2BPlans%2Band%2BElevations.pdf%26unique%3D811237%26type%3DNLPL_DC_PLANAPP – for illustrative purposes only.

For: For: Mr A Hodgson
At: Undehill Cottage, Blue Bank, Sleights

Cheryl Ward Planning
MSc ICN MRTPI

Ends

Cheryl Ward Planning

Offering a high quality, technical and locally focused Planning and Development Consultancy service. With a pragmatic and conscientious approach to all projects our core aim is to achieve the best possible outcome for our clients.

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