

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0309

Development description: construction of one and a half storey side extension and installation of roof lantern

Site address: Gorse Cottage, Pollard Road, Ravenscar

Parish: Staintondale

Case officer: Mrs Hilary Saunders

Applicant: Mr & Mrs Lockhead
Gorse Cottage, Pollard Road, Ravenscar, YO13 ONB

Agent: AS Architectural Services
fao: Mr Anthony Silby , Unit 15 Eastfield Link Centre, Link Walk, Eastfield, Scarborough, YO11 3LR

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>Site and Block Plan</td><td>DWG-001</td><td>20/10/2023</td></tr><tr><td>Proposed plans & elevations</td><td>DWG-003A</td><td>29/11/2023</td></tr></tbody></table>	Document Description	Drawing No.	Date Received	Site and Block Plan	DWG-001	20/10/2023	Proposed plans & elevations	DWG-003A	29/11/2023
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Site and Block Plan	DWG-001	20/10/2023									
Proposed plans & elevations	DWG-003A	29/11/2023									
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 Gorse Cottage shall take place without a further grant of planning permission being obtained from the Local Planning Authority.									

Condition number	Condition code	Condition text
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 Gorse Cottage.
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	GPMT10	All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity.
8	GPMT23	The guttering to the development hereby permitted shall be directly fixed to the masonry by means of gutter spikes located within the mortar joint with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity.
9	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

Reason number	Reason code	Reason text
		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 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 UOR09	The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to Strategic Policy M of the North York Moors Local Plan.
5	RSN AC01A	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.
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.
7-9	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.

Informative(s)

Informative number	Informative code	Informative text
1	MC INF01	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately, and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
2	MC INF 13	Swift populations are declining in the UK due to the loss of nest sites in roof spaces as old buildings are renovated or demolished. Swifts occupy nest sites between May and August, making little noise and causing no mess or smell. Swift populations can be supported by the inclusion of simple and affordable measures during building construction or renovation, such as purpose-made 'swift bricks' or the creation of small loft voids. Guidance can be found on the Swift Conservation website ; with additional swift box ideas from Action for Swifts .

Consultation responses

Parish

No formal response

Highways

No objections

The application proposes to extend the existing dwelling and convert the existing garage into additional living space. This will remove the only parking space within the curtilage of the property, however as the dwelling is located at the end of a privately maintained road the displaced parking will not affect the highway. There is a constructed access onto Pollard Road from Ravenhall Road.

Third party responses

None received.

Publicity expiry

Advertisement/site notice expiry date – 21 June 2023

Front elevation of Gorse Cottage with one and a half storey extension onto the visible gable end.



View of western gable – single storey flat roof to be converted into living accommodation with roof lantern added.



Background

Pollard Road is on the edge of the settlement of Ravenscar and comprises loose knit development. Gorse Cottage is the westernmost property, and the cottage comprises a 3 bed, stone and pantile two storey dwelling with original flat roof garage at the side located in a prominent location. The property is set on steeply sloping land and faces out over the old railway line; Robin Hoods Bay and the North Sea. However, it is screened from wider views along Raven Hall Road, by trees and is located adjacent to the more prominent and much extended and heavily glazed property known as Broom Rise.

This application seeks full planning permission to construct a 1 ½ storey side extension to provide an extended lounge at ground floor with bedroom and ensuite bathroom at first floor and to add a roof lantern onto the existing flat roof. It is also proposed to convert the original flat roof side garage into a kitchen to enable internal organisation of the ground floor. This aspect does not require planning permission.

The scheme has been significantly amended and reduced in scale through negotiations during the consideration of the application. The scheme now represents a 34% increase in habitable floorspace.

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; sustainable design and construction techniques are incorporated; there is a good quality landscaping and planting scheme; local wildlife and biodiversity is enhanced; provision is made for adequate storage, cycling facilities and car parking are provided and the proposal ensures the creation of an accessible, safe and secure environment for all potential users.

Policy CO17 (Householder Development) seeks to ensure that 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 the scale, height, form, position and design do not detract from the character and form of the original dwelling or its setting in the landscape; does not adversely affect the residential amenity of neighbouring occupiers and reflects the principles outlined in the Authority's Design Guide.

In the case of extensions and alterations to the existing dwelling, 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; the design and detailing should complement the architectural form and character of the original dwelling.

Policy ENV4 (Dark Night Skies) seeks to ensure that the darkness of the night skies above the National Park are maintained and enhanced and requires that all development will be expected to minimise light spillage through good design and lighting management.

Material Considerations

The proposed extension has been amended during consideration of the application, in terms of both scale and design. The extension would now be subservient in scale to the host dwelling and be constructed in matching materials with the rear dormer also being reduced in scale. The extension would result in a little over the 30% increase in habitable floorspace set out in Policy CO17, but it is considered that a 34% increase is only a small exceedance, and a refusal would be difficult to uphold on these grounds.

The Authority Ecologist has expressed some concern regarding light spill from the roof lantern, but again this has been reduced in size since first submission and in the context of the neighbouring property which has two storey glazed elevations, it is considered unreasonable to require the omission of the lantern, which would result in less light spill than a conservatory which is already on the rear elevation.

On balance, it is considered that the scheme would be in accordance with the Policies set out above, and consequently, 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 significant reduction in scale of the proposed side extension, so as to deliver sustainable development.