

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0558

Development description: demolition of detached store and construction of attached sun room together with removal of door and insertion of window

Site address: Coomb Slack, Wrench Green

Parish: Hackness

Case officer: Miss Emily Jackson

Applicant: Mr and Mrs Hooley

Coomb Slack, Wrench Green, Scarborough, YO13 9AB

Agent: Mick Paxton Architects, fao: Mick Paxton, Studio 302, Woodend Creative Centre, The Crescent, Scarborough, YO11 2PW

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>Date Received</th></tr></thead><tbody><tr><td>Location Plan</td><td>25th August 2023</td></tr><tr><td>Amended Floor Plan and Elevations</td><td>29th November 2023</td></tr></tbody></table>	Document Description	Date Received	Location Plan	25th August 2023	Amended Floor Plan and Elevations	29th November 2023
Document Description	Date Received							
Location Plan	25th August 2023							
Amended Floor Plan and Elevations	29th November 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 Coomb Slack shall take place without a further grant of planning permission being obtained from the Local Planning Authority.						
4	GPMT03	All new external materials used in the development hereby						

NYM/2023/0558

Condition number	Condition code	Condition text
		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.
5	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.
6	GPMT20	External trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter.
7	AC19	No external lighting shall be installed in the development hereby permitted.
8	MC00	The Biodiversity Enhancement Measures shown on the site plan recieved 15th December 2023 shall be maintained in a good condtion and retained on the site 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 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	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York

Reason number	Reason code	Reason text
	GPMT01	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.
5-6	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.
7	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.
8	RSN MISC00	In order to comply with the provisions of Strategic Policy H of the North York Moors Local Plan which seeks to conserve and enhance the quality and diversity of the natural environment.
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.

Informative number	Informative code	Informative text
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 .
3	MC INF 12	Under Section 1 of the Wildlife and Countryside Act 1981 (as amended), wild birds are protected from being killed, injured or captured, while their nests and eggs are protected from being damaged, destroyed or taken. In addition, certain species such as the Barn Owl are included in Schedule 1 of the Act and are protected against disturbance while nesting and when they have dependent young. Offences against birds listed in Schedule 1 of the Wildlife and Countryside Act are subject to special penalties. An up-to-date list of the species in Schedule 1 is available from the Gov.UK web site . Further information on wildlife legislation relating to birds can be found on the Royal Society for the Protection of Bird's web site . If advice is needed, please contact the National Park Authority's Conservation Department on 01439 772700 or conservation@northyorkmoors.org.uk .
4	MC INF00	In order to further minimise light spill it is recommended that mitigation measures are included within the interior of the development such as the provision of curtains or blinds.

Consultation responses

Parish

No Objection

Forestry Commission

None Received

Third party responses

None Received

Publicity expiry

16 November 2023

Photograph showing front elevation of Coomb Slack; proposed sun room would be constructed on north eastern gable (to left behind trees).



Photograph showing northeastern elevation of Coomb Slack; existing detached outbuilding seen to left of main gable to be removed and single storey sun room extension constructed.



Background

Coomb Slack is a two-storey property located in an isolated position approximately a mile to the Northwest of Wrench Green village and at the end of a single-track lane that serves this property only. The property is situated within a valley backing onto mature woodland. The property is constructed from stone under a pantile roof and features white painted timber vertical sash windows and black rainwater goods.

Whilst the property does not have an extensive planning history, the property has been much altered in scale, with permission granted for a substantial two storey side extension to the southwestern elevation of the property in November 2007. This extension replaced two existing outbuildings adjoined to the 'lobby of the property' to provide one additional bedroom and en-suite on the first floor, and an additional living room and study on the ground floor. This application superseded two previous applications approved in July 1998 and April 2003 which were approved, but never implemented.

This application seeks permission for the construction of a single storey sunroom extension to the northeastern gable elevation of the property in addition to the removal of the existing porch door at the rear of the property and installation of a timber window in its place. The proposed sunroom would be constructed of stone under a pantile roof to match that of the host dwelling with timber glazed windows on all three elevations and a set of glazed timber doors. The proposed sunroom would wrap around the existing office 'outshot' on the property to adjoin the rear porch and would measure 3 metres in length to the southern(front) elevation, 5 metres in length at the northern (rear), with a depth of 4.5 metres.

It is noted that the above proposal represents an amended scheme following concerns from the Authority's Ecology Team regarding the large level of glazing to the sunroom and its potential for excessive light spill. Following negotiations, it has been agreed for the glazed decorative gable as initially proposed to be omitted from the proposal, as shown on the amended plans received.

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 C017 (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

Size and scale

Policy CO17 states that extensions to dwellings should not increase total habitable floor space by more than 30% unless there are compelling planning considerations in favour of a larger extension.

Following calculations, it is found that the previous two storey extension approved in 2007 accounts for a total increase in habitable floor space of 118%, with the construction of the proposed single storey sunroom increasing this figure to 137%. Whilst this increase is significantly higher than the 30% threshold as set out by Policy CO17, the property has already been extended significantly and does not contribute to the small housing stock within the National Park which Policy CO17 seeks to protect. As such, it is not considered that in this instance the construction of a modest sunroom as proposed would substantially change the nature of the size and scale of this property and therefore the size and scale of the proposal is considered to be acceptable.

To avoid overdevelopment of the site, a condition has been applied to remove permitted development rights for any further extensions from the property.

Design

Following amendments, the design of the proposal is considered to be acceptable. The proposal would be of a traditional design that reflects the character and form of the host dwelling, utilizing a simple ridge and gable design to maintain the linear form of the property. The materials of the sunroom would also be complementary, utilising materials to match that of the host dwelling. As the site is remote, the proposal would be well screened and is unlikely to have an impact upon neighbouring amenity or any adjoining land uses. No objections are offered to the alterations to the fenestration at the rear of the property.

Ecology

During the consultation period, the Authority's Ecologist recommended that the level of glazing to the proposal should be reduced to decrease light spill. Following negotiations, the large decorative glazing to the northeastern gable of the sunroom has been omitted from the proposal as shown in the amended plans and the applicant has agreed to further mitigate the issue of light spill via blinds/curtains (included as an informative).

Whilst the Ecology Team did also recommend that mitigation measures such as bat, bird or swift boxes should be included as part of the proposal, following discussions with the applicant it was confirmed that bird boxes and owl boxes are already in place throughout the site, and therefore, a condition has been applied for these measures to be maintained in a good condition in perpetuity instead.

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 the reduction of glazing, so as to deliver sustainable development.