

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2023/0843

Development description: alterations to dormer windows, construction of porch and single storey link extension together with enlargement of patio doors, installation of three rooflights and flue and creation of patio area

Site address: Beacon Hill Farm, Raw

Parish: Fylingdales

Parish: LCPs of Fylingdales and Hawsker-cum-Stainsacre

Case officer: Miss Emily Jackson

Applicant: Mr John Helliwell

Beacon Hill Farm, Raw, Whitby, YO22 4PP

Agent: Mark Tabert Chartered Architect, 22 Broadway West, York, YO10 4JJ

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	PL02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
3	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.
4	MCO0	The frame of the porch to the western elevation hereby permitted shall be of timber construction and shall be maintained in that condition in perpetuity.

Condition number	Condition code	Condition text
5	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.
6	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.
7	GPMT27	All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity.
8	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 Beacon Hill Farm, Raw shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
9	UOR11	The existing annexe accommodation shall not be occupied at any time other than for purposes ancillary to the residential use of the dwelling known as Beacon Hill Farm, Raw.

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.
3-4	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

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		locality and that the special qualities of the National Park are safeguarded.
5-7	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.
8	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.
9	RSN UOR10	The site is in a position where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the annexe and main dwelling in accordance with Policies CO17 and CO18 of the North York Moors Local Plan.

Consultation responses

Hawsker Parish

None Received

Harwood Dale Parish

None Received

Fylingdales Parish

No Objection

Highways

No Objection - but would like to point out to the applicant that the crossing from the highway onto the drive is not constructed to highway specification. Any future application that would have an impact on the amount of traffic is likely to result in a recommendation to bring the access up to the highway standard.

Environmental Health
No Objection

Third party responses

None Received

Publicity expiry

01 February 2024

Photograph showing western elevation of Beacon Hill Farm, Raw; timber framed porch with pantile roof proposed to be constructed on this elevation.



Photograph showing relationship between main dwelling, previously converted outbuilding now living accommodation and previously converted outbuilding now annexe; link extension proposed to link together existing outbuilding conversion and annexe.



Photograph showing gap in which proposed extension would link the two former outbuildings.



Background

Beacon Hill Farm is a large traditional stone and pantile dwelling with a range of outbuildings that occupies an elevated position within the settlement of Raw. The property has been subject to alterations including the addition of dormer windows and conversion of outbuildings to form additional living space.

In September 1984, permission was granted for the part conversion of an existing single storey outbuilding sited perpendicular to the dwelling to provide a shower room, toilet, cloakroom and utility room. Further permission was granted in March 1994 to increase the roof height of this outbuilding to form first floor living accommodation, however, this permission was never implemented. In April 2002, permission was granted for the conversion of an existing agricultural outbuilding located opposite the main dwellinghouse into a residential annexe to be used ancillary to the main dwellinghouse.

This application seeks planning permission for a number of alterations including the construction of a single storey link extension between the main dwelling and the residential annexe, the construction of an open front porch to the western principal elevation of the dwelling, and alterations to the fenestration and addition of flue.

The proposed link extension would be constructed in stone and pantile to match the existing dwelling/annexe and would measure, 4.46 metres in length, 1.31 metres in depth, with a height to the eaves of 3 metres and a ridge height of 4.8 metres. The proposed open front porch would be constructed using a timber frame under a pitched pantile roof and would measure 3.3 metres in length, 1.4 metres in depth with a height to the eaves of 2.2 metres and a ridge height of 3.3 metres.

The proposed alterations to the fenestration would comprise the installation of Yorkshire sliding sash windows to replace the existing horizontal sash windows on the existing dormers to the dwellinghouse, insertion of bifold doors on the southern elevation of the former outbuilding in place of existing double doors and insertion of roof lights. It is also proposed for a 1.5-meter flue to be installed on the southern roof slope of this section of the property.

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 considered that the proposed link extension would be of an appropriate design and scale that is complementary to the host dwelling. The proposed extension would be modest in scale, infilling the gap between buildings and would feature a ridge height lower than the ridge heights of the two converted outbuildings to remain subservient. The proposed link extension would be constructed using materials to match that of the host dwelling and would be sited in a relatively unobtrusive location which is unlikely to be visible from wider views. As such, the proposed link extension is felt to be acceptable.

Whilst policy CO17 requires extensions not to increase the total habitable floor space by more than 30%, in this instance it has not been considered necessary to calculate the increase in total habitable floor space as the proposal would link two existing buildings and would therefore not significantly increase the overall footprint of the building. For the avoidance of doubt and to ensure the site is not overdeveloped, a condition has been applied removing permitted development rights for further extensions to the dwelling.

The proposed open fronted porch would be of a design appropriate to the host dwelling, utilising a simple timber frame under a pantile roof. Therefore, it is felt that the porch would be of a high-quality appearance and proportions that is in line with the guidance contained within Part 2 of the Authority's Design Guide: Extensions and Alterations to Dwellings.

There are no concerns relating to the proposed alterations to the fenestration of the property. The fenestration elements, including dormer alterations would remain in-keeping in appearance and be of a scale appropriate to the existing openings. However, a condition has been applied to ensure that any external materials utilised in the development match that of the existing dwellinghouse.

It is not considered that the proposed development would have an adverse impact upon neighbouring amenity or lead to overlooking. No objections to the proposal 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.