



# Planning Statement

**EXTENSION TO REAR, STORM PORCH TO FRONT, ALTERATION TO EXISTING ROOF LIGHTS TO SIDE, INSTALLATION OF AIR SOURCE HEAT PUMP**

**HILLTOP, CLACK LANE, OSMOTHERLEY, NORTHALLERTON, DL6 3PW**

**PREPARED FOR: SARA AND JAMES REDMAYNE  
PREPARED BY: TOM SHIELS  
CHECKED BY: JAMES ROBERTS**

## 1.0 INTRODUCTION

This statement has been prepared to support the submission of a householder application for planning permission for an extension to the rear elevation, a small storm porch to the front elevation, the enlargement of two existing roof lights to the side elevation roof slope and the installation of an air source heat pump at Hilltop, Osmotherley.

The extension and porch are both of modest scale and have been architect-designed to respect and maintain the character of the host dwelling. The appropriate scale and design of the proposed additions ensures that there would be no detrimental impact at all to the special qualities of the North Yorkshire Moors National Park. The roof light alteration and air source heat pump installation will have no material impact.

The development is part of a refurbishment of the dwelling that also seeks to significantly improve the efficiency and sustainability of the dwelling. As such, the proposal includes the installation of an air source heat pump. This represents an appropriate renewable energy generation measure that will have no adverse impact.

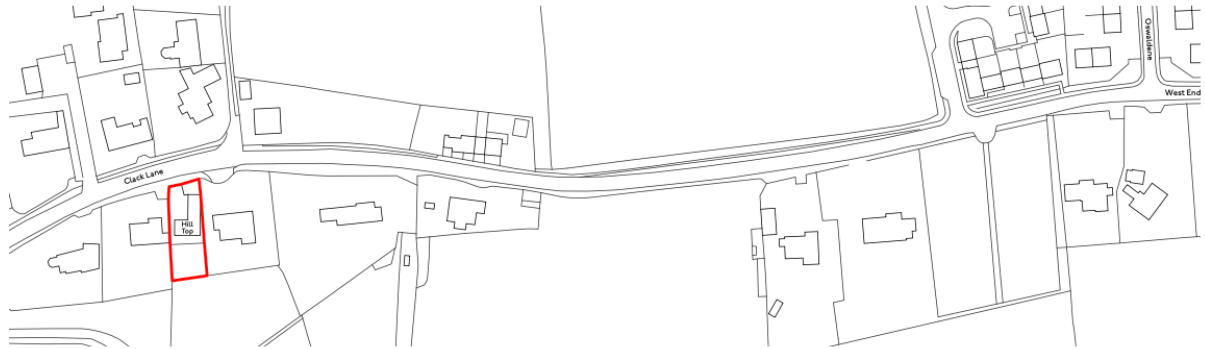
The host dwelling is a relatively modern building dating from the mid 20<sup>th</sup> century. It is part of an outlying group of buildings along Clack Lane to the west of the historic village core that have been identified by the National Park Authority as lacking strong architectural integrity. The host dwelling also has no prominence within the Western Escarpment Landscape Character area. As such, the host building is not sensitive to change in terms of either its own architectural merit or the impact on the wider National Park landscape and special qualities. Nevertheless, the proposed extension and alterations have been designed to a very high standard and there would be no harm at all as a result of the development.

It is anticipated that the Local Planning Authority (LPA) will adopt a progressive approach to this sustainable scheme.

This statement now proceeds to give details of the site. The details of the proposal are then set out. The planning merits of the scheme are then discussed in relation to relevant planning policies contained in the statutory development plan, together with Government guidance principally set out in the NPPF. It will be demonstrated that the proposal would result in a sustainable form of development that would conserve the special qualities of the North Yorks Moors National Park.

## 2.0 THE SITE

The site is Hilltop, a detached dwelling that lies within a cluster of twentieth century properties either side of Clack Lane, to the west of the core of Osmotherley village:



As is discussed in more detail further below, the site is outside of the Osmotherley Conservation Area and in an area of the settlement that does not feature the same level of architectural and historic merit as the historic core of the village.

The buildings within the cluster are vastly varied in terms of scale, form and appearance.

The host property has an L-shaped form, with a blank gable end being the closest part of the host dwelling to Clack Lane. This means there is little interaction between the property and the Clack Lane street scene, with the main frontage of the host property set well back from the public highway and screened by planting.

The property is part stone and part rendered. It reflects the broad mix of building forms and materials in this part of the village. The host dwelling sits perfectly comfortably within its setting and within this varied built environment but does not make any particular positive contribution.

### 3.0 THE PROPOSAL

Planning permission is sought for a small extension to rear, a storm porch to the front, the enlargement of two existing roof lights to the side elevation roof slope and the installation of an air source heat pump. The key elements of the proposal are as follows:

- The rearward extension has a very modest projection of just 1.0 metre. This is a small addition but one that will greatly enhance the function of the internal space within the house.
- In common with the host dwelling, the rear extension is of one and a half storey scale with the additional first floor accommodation set within the roof space.
- The extension is only about half the width of the host dwelling, with the ridge height of the extension set down from that of the host building. This, along with the modest projection, will ensure a subservient relationship.
- The scale, form and materials of the extension are entirely in keeping with the host dwelling and the existing built environment in which it sits.
- The storm porch is a lightweight and open sided structure tucked into the corner of the L-shaped host dwelling. It will have no adverse visual impact.
- The roof lights to the eastern side elevation roof slope are to be increased in size to provide additional natural light within the dwelling. These roof lights have little prominence in the street scene and do not overlook any neighbouring property.
- The air source heat pump will be sited discretely and will have little visual impact.
- The scheme will have no adverse impact on the character of the host dwelling and will conserve the special qualities of the National Park.
- A Juliet balcony on the rear elevation has already been approved under application reference NYM/2015/0417/FL (which has been implemented and is, therefore, extant). It is shown on the plans for completeness, but permission is not specifically sought for the Juliet balcony.

#### 4.0 PLANNING HISTORY AND PRE-APPLICATION DISCUSSIONS

The original dwelling has previously been extended with a garage with room above to the front resulting in the L-shaped property that exists today. The garage was converted to additional living space following the approval of application NYM/2015/0417/FL in 2015. As noted above, this permission also included the addition of a Juliet balcony to the rear elevation. As the garage conversion has been carried out, the permission has been implemented and the Juliet balcony can also be carried out at any time as the permission remains extant.

Prior to the submission of the current application, pre-application advice was sought from the LPA. The following response was received:

*“As you are aware, Policy CO17 states that 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. You correctly point out within your enquiry that existing extensions have resulted in an increase in habitable floorspace that significantly exceeds the 30%. As such, it is unlikely that the Authority would support any further extensions to the dwelling.*

*Nevertheless, it is considered that the scale, mass, form and position of the proposed development would be harmful to the host dwelling. I appreciate your comments that the applicants could construct a poorly designed flat roof extension under permitted development, however this is not a material consideration in the decision-making process. The Authority’s adopted policies (Strategic Policy C and Policy CO17) are clear that development will only be permitted where the scale, height, form, position and design of the new development does not detract from the character and form of the original dwelling.*

*The proposed gable extension and Juliet balcony would completely alter the appearance of the south elevation of the dwelling, which combined with existing extensions, would be detrimental to the original character and form of the dwelling. The proposed gable would dominate the southern elevation but create very little additional floorspace and so I see no*

*compelling planning consideration to support further increase in habitable floorspace, nor justification to completely alter the original character and form of the dwelling. The proposed Juliet balcony is not a characterful feature and results in a top-heavy appearance, contrary to the Authority's adopted policies and Design Guidance.*

*Overall, it is considered that the proposed development would be contrary to the Authority's adopted policies, resulting in the overdevelopment of and harm to the host dwelling. As such, I regret to inform you that an application for the proposed extensions is highly unlikely to be considered favourably."*

Whilst disappointed by the negative response, the applicant and their appointed architect have worked constructively to address the concerns raised. JR Planning were also appointed to work collaboratively with the applicant and architect to address the pre-application concerns.

It is important to stress that the pre-application advice was based only on model images, and not on detailed architects' drawings. Now that the scheme has been developed, and when vital material planning considerations are taken into account that weren't presented at the pre-application stage, we have every confidence that the application scheme is fully policy compliant and would result in none of the adverse impacts identified at the pre-application stage. This is demonstrated in more detail further below.

## 5.0 ALLOCATION AND POLICIES

Section 38(6) of the Planning and Compulsory Purchase Act 2004 requires planning applications to be determined in accordance with the Development Plan unless material considerations indicate otherwise. In this instance the Development Plan consists of The North York Moors Local Plan and the Minerals and Joint Waste Plan.

Material considerations exist in the form of national policy and guidance contained within the National Planning Policy Framework (NPPF) as updated in July 2021 and the suite of documents comprising National Planning Practice Guidance (NPPG).

Regard has also been had to the LPA's Supplementary Planning Documents, particularly the Design Guide and Osmotherley and Thimbleby Village Design Statement. The NPA's Landscape Character Assessment and Settlement Sensitivity Studies documents have also informed the development proposal.

### **Allocations**

The site lies within the North Yorks Moors National Park. It is otherwise undesignated and falls outside of the Osmotherley Conservation Area.

### **National**

The NPPF is reflective of the guidance contained within the NPPG. The following sections of the revised NPPF are considered of direct relevance to the current proposal:

- Section 2 - Achieving sustainable development
- Section 4 - Decision-making
- Section 12 - Achieving well-designed places
- Section 15 – Conserving and enhancing the natural environment
- Section 16 – Conserving and Enhancing the Historic Environment



The overarching message of the NPPF is that LPAs should adopt a positive and pro-active approach to planning proposals, particularly those that result in sustainable development. LPAs should not place unnecessary burdens on developers and should look to support appropriate schemes such as this.

### **Local Plan**

The following policies are considered of relevance:

Strategic Policy A – Achieving National Park Purposes and Sustainable Development

Strategic Policy C – Quality and Design of Development

CO17 – Householder Development

## 6.0 ASSESSMENT

### Design and Conservation of the National Park

At the pre-application stage, the Authority noted that the original host dwelling has already been extended by more than 30% and, as such, further extensions are unlikely to be permitted. Whilst the 30% threshold as set out in policy CO17 is fully acknowledged, compelling planning reasons for allowing a greater increase (as also set out in policy CO17) clearly exist in this instance.

In order to properly consider the proposals against policy CO17, the rationale behind the 30% increase threshold must be fully recognised and considered in the specific context of this particular site in this particular part of the National Park.

The supporting text to policy CO17 explains that:

*“unsympathetic works within the domestic curtilage can harm both the host property and surrounding environment and it is important that householder development should integrate effectively with the surroundings, reinforcing local distinctiveness and avoiding harm to the character of the settlement and wider landscape.”*

And:

*“Very large extensions can be overbearing and proposals which incrementally extend small dwellings beyond their original size can have a detrimental impact on the character of an area and the mix of dwelling types needed to sustain balanced communities. Limiting the size of new extensions can avoid the loss of smaller more affordable dwellings in the National Park.*

*The Authority will therefore expect proposals for extensions to be clearly subservient to the main dwelling. Scale and design go hand in hand but in practice this means that schemes*

*which increase the total habitable floor space by more than 30% will not be supported unless there are compelling reasons for a larger extension.”*

It is, therefore, very clear that policy CO17 is concerned with the potential adverse impacts to the National Park that can arise from larger extensions. This is underpinned by National Park purposes to conserve and enhance natural beauty and cultural heritage, and the National Park duty to foster the wellbeing of communities.

If site-specific circumstances dictate that an extension that would result in an increase of over 30% would not be overbearing, would not have any detrimental impact on character and would not result in any harm to the balance of housing mix within a community, then none of the justification for applying a 30% limit would be relevant or applicable. If such a scheme would clearly cause no harm to the special qualities of the National Park and, therefore, no conflict with National Park purposes, then the compelling planning reasons allowance that is built in to policy CO17 must be considered to have been met. In other words, it is essential that the LPA does not apply the 30% threshold as a rule of law without any bespoke consideration of the impacts of the particular development proposal that is under consideration.

In this instance, considerable weight must be given to the fact that the site is a mid-twentieth century dwelling house of no particular historic or architectural merit, that lies in a cluster of similar modern dwellings of very varied appearance and character. The cluster of buildings either side of Clack Lane that the site is part of is set away from the historic core of Osmotherley and outside of the Conservation Area.

The lack of any merit in these buildings is fully acknowledged in the NPA's Settlement Study, which notes that:

*“Osmotherley has a strong architectural integrity, with the only exception being the line of modern houses with a suburban character perched high on Ruebury Lane to the north, and the ribbon development of small 20th century housing estates and detached bungalows aligning Clack Lane.”*

The significant variation in building form is very evident. Projecting gables, dormers and hips are all common features. The buildings themselves have vastly varying plan form and scale. There is no commonality in the buildings in this part of the village and no representation of the identified local vernacular (stone built low houses, for example) here.

The application property is nestled between two neighbouring dwellings of significantly larger footprint, both of which have irregular plan/roof forms and different projecting elements.

Because of the position of neighbouring dwellings to either side, and significant mature planting to the front and rear, the host dwelling has practically no interrelationship with the surrounding natural landscape. Beyond its presence within the larger built-up cluster of modern dwellings, individually it has an entirely neutral impact on the Western Escarpment Landscape Character Area in which it lies.

The starting point is, therefore, a modern dwelling house of no particular merit in an area of the village that has been identified as lacking the architectural integrity of the historic part of the village. This area characterised by properties of vastly varying form, scale and appearance, with a mixed palette of materials.

Whilst there is no suggestion at all of an 'anything goes' approach, and the highest level of landscape protection afforded to all of the National Park is fully recognised and respected, it is also abundantly clear that this is a site where the particular planning considerations dictate that the host dwelling and surrounding area is far less sensitive to change as a result of extensions than other buildings and locations with the National Park. As such, the whole justification that underpins the 30% threshold of policy CO17 does not apply in this instance and the compelling planning reason test is met. If the design of the particular extensions as proposed are acceptable and would cause no harm, then the development is fully compliant with policy CO17.

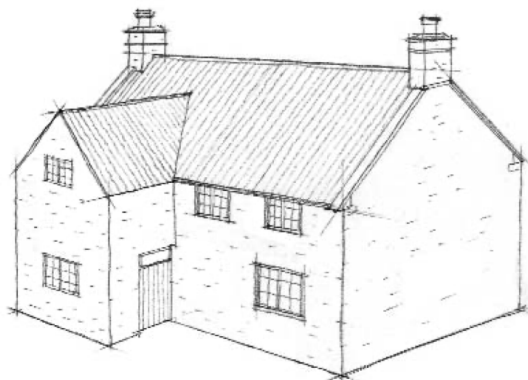
In terms of the policy justification of not harming the mix of dwelling types needed to sustain balanced communities, the proposed works do not add any meaningful size to the host

dwelling. They improve the function of the dwelling, rather than materially adding to the size of it. As such, there will be no impact on the mix of house types in the settlement as a result of the proposed works.

Turning to the particular extension and alterations as proposed, at the pre-application stage the LPA raised concern that the rearward extension would dominate the rear elevation of the host dwelling and completely alter its appearance. Now that detailed architects' drawings have been produced, it is clear that this would not be the case. The size of the extension has been reduced so it is only approximately half the width of the host dwelling, and the ridge line of the extension is set down in order to further emphasise the subservient relationship.

All elements of the scheme have been designed to carefully follow the advice in the NPA's Design Guide Extensions and Alterations to Dwellings SPD and the Osmotherley and Thimbleby Village Design Statement.

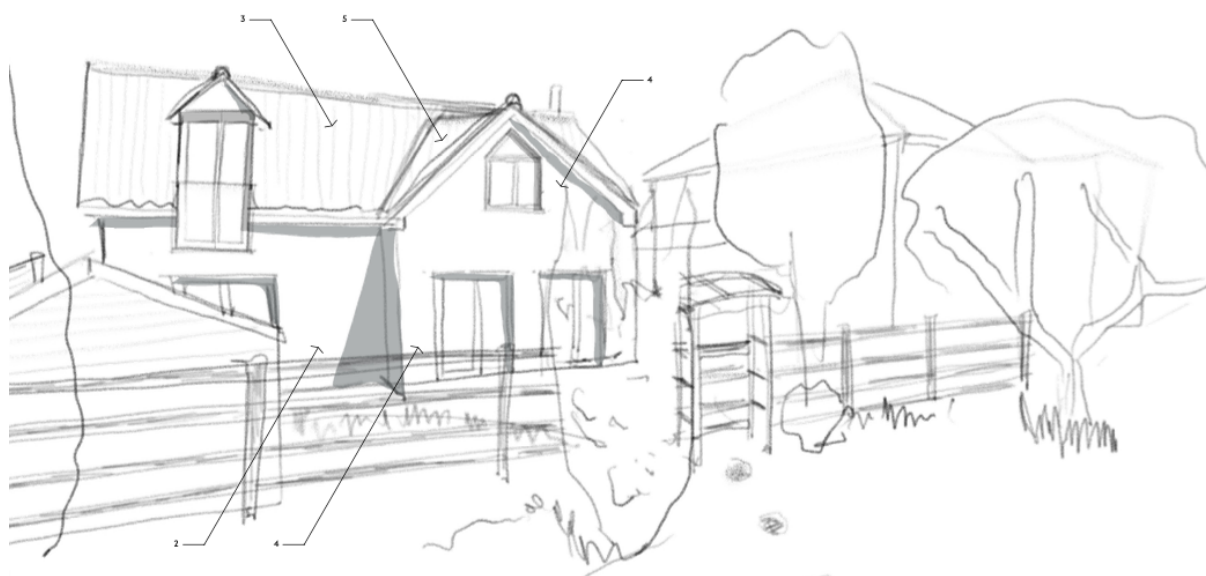
As per the good example in the Design Guide below, the proposed extension has a gable width less than that of the host dwelling, a lower ridge height and corresponding eaves height:



A two-storey extension maintains the eaves line of the original building but being narrower, its ridge is below the original roof ridge line.



The neighbouring dwelling has a larger projecting two storey rearward element. The rear extension to Hilltop would be a comfortable addition that would appear entirely in keeping with the existing pattern of development, as the sketch drawing below demonstrates:



The proposed porch follows the recommended approach within the Design Guide of being a simple timber framed canopy. Its scale is appropriate to that of the host dwellings, and it would not conflict with any existing features of the host dwelling.

Rooflights are identified in the Design Guide as a less intrusive way of providing natural light. They should be positioned within the middle third of the roof slope and away from gables. They should also be flush fitting to the roof slope.

The proposal simply seeks to increase the size of the existing roof lights on the east elevation roof slope. They remain in the middle third of the roof slope, set well away from the gables and would be fit flush to the roof slope. The increase in roof light size would have no adverse visual impact.

The air source heat pump is a small piece of plant that is to be discretely sited and would have little visual prominence. It represents a suitable means of renewable energy generation in a manner that causes no harm to the special qualities of the National Park, entirely in accordance with adopted policy and guidance.

The NPA's Renewable Energy SPD acknowledges the importance of reducing carbon emissions and supporting renewable energy developments that do not detract from the National Park. Air source heat pumps extract heat from the air to provide space and water heating, and can also be used for cooling as well as heating. The installation of an air source heat pump represents a significantly more sustainable option than the existing oil heating system. Typically, an air source heat pump uses only about a quarter of the energy of a traditional heating system. This would, therefore, significantly improve the energy efficiency of the host dwelling and also reduce its carbon footprint. The heat exchange unit is to be sited in a discrete location to the front of the site where it will have no visual prominence and no visual impact.

The Osmotherley and Thimbley Village Design Statement reiterates that the modern housing development that the site forms part of is not typical of the historic vernacular. As such, there is less emphasis on conservation of any historic merit here, and the key to any extension is achieving a design that causes no harm to the special character of the historic village and the surrounding landscape character. For the reasons set out further above, the proposed extensions and alterations would have no adverse impact.

Overall, the 30% threshold set out in policy CO17 is fully acknowledged. However, of equal importance is the rationale that underpins the 30% threshold – the need to protect the special qualities and landscape character of the National Park. The site-specific circumstances that exist here, that do not apply to more sensitive locations within the park, dictate that the proposals would cause no harm whatsoever to the character of the host dwelling, to the visual amenity of the locality or to the special qualities of the National Park. On this basis, the compelling planning reasons that are written in to policy CO17 and that allow for extensions of more than 30% are very clearly met in this instance.

### **Other Planning Considerations**

The detached nature of the host dwelling and the minor scale of the proposed porch ensure that there would be no adverse impact at all on the amenity of any neighbouring dwelling by way of overlooking, overshadowing or oppressive impacts. The increase in roof light size would not significantly change the existing outlook from the host dwelling. In any case, the outlook is onto the drive and front garden of the host dwelling and any minor outlook towards the neighbouring property is well screened by existing boundary treatment. The scheme is fully policy compliant in respect of amenity considerations.

The scheme will not alter the existing access and parking arrangement and will have no material impact on traffic generation. As such, there will be no adverse highways impacts.

Given the small scale of the proposed works, entirely within the developed area of the site, there will be no impacts on ecology interests or protected species.

## **7.0 CONCLUSION**



The proposed scheme represents a sustainable form of development that would not have any unacceptable impact for the reasons set out above. The scheme would conserve the special qualities and landscape character of the National Park and is fully policy compliant.

The Applicant is willing to discuss any issues that may arise during the consideration of the proposal with the LPA.