

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2024/0066

**Development description:** non material amendment to planning approval NYM/2019/0021/FL to allow alterations to fenestration and door details and change of materials to a mix of oak surrounds and doors with aluminium frames along with provision of lean-to store housing external boiler and oil storage tank

**Site address:** The Old Coach House, Broxa Lane, Hackness

**Parish:** Hackness

**Case officer:** Mrs Jill Bastow

**Applicant:** Mr Andrew Stevenson

The Old Coach House, Broxa Lane, Hackness, Scarborough, North Yorkshire, YO13 OJW

## Director of Planning's Recommendation

Approval subject to the following

### Condition(s)

Condition number	Condition code	Condition text									
1	PL03	<p>The development hereby approved shall only be carried out in accordance with the specific amendment(s) for alterations to the fenestration and door details with change to the materials to a mix of oak surrounds and doors with aluminium frames along with the provision of a lean-to store housing external boiler and oil storage tank as shown on the following document(s):</p> <table border="1"><thead><tr><th>Document Description</th><th>Drawing No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Front and Rear Elevations</td><td></td><td>1 Feb 2024</td></tr><tr><td>Supporting Information (inc. details of boiler, oil tank and windows)</td><td></td><td>22 Jan 2024</td></tr></tbody></table> <p>The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2019/0021/FL.</p>	Document Description	Drawing No.	Date Received	Front and Rear Elevations		1 Feb 2024	Supporting Information (inc. details of boiler, oil tank and windows)		22 Jan 2024
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Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	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.

## Consultation responses

### Parish

No comments received

### Highways

No objection

### Yorkshire/Northumbrian Water

No comments received

### Environmental Health

No objection

### Third party responses

None received

Front elevation of barn showing existing blocked up cart door opening to be re-opened



## Background

The Old Coach House (previously known as Sunny Bank Barn) lies towards the eastern end of the row of houses forming the hamlet of Hackness, opposite the junction with the road through the Forge Valley to the south. It is an attractive building of coursed stone under a pantile roof, situated within a small paddock area formerly associated with the adjacent property to the west, Sunny Bank Cottage. Access to the barn is shared with the neighbouring property to the east, Red House and also Sunny Bank Cottage.

Planning permission was originally granted in March 2010 for the conversion of the barn into a two bedroom dwelling and as a material start has been made on the conversion with a new roof and the installation of insulation and soil/drainage pipes, the permission is extant. The plans approved under that previous permission included a new vehicular access and parking area to be created in the paddock to the west of the barn, some 50 metres to the west of the existing access to serve both Sunny Bank Cottage and the proposed barn conversion. The existing access, opposite the T-junction, with its poor visibility was considered not suitable to serve another dwelling and a new access where visibility could be improved was therefore proposed.

Planning permission was subsequently granted in June 2015 for a revised scheme whereby the details of the barn conversion were as originally approved in 2010 but the scheme utilised the existing access to serve the barn conversion with improved visibility. This was to be achieved by the extension and widening of the footway to move the visibility point for vehicles existing the site further into Broxa Lane.

In 2019 a further planning permission was granted for the conversion of the barn (the details being the same as those approved in 2015) with the exception that the local occupancy condition was transferred from the barn conversion to the then applicant's existing property, Sunny Bank Cottage.

Most recently in July 2021 permission was granted for a non-material amendment to the plans approved in 2019 comprising alterations to the fenestration including the opening up of the walled up cart door opening to the front elevation, revised rooflight positions and alterations to the cill/lintels heights to the openings in the single storey building, along with the provision of a timber framed lean-to log store to the rear elevation and an air source heat pump.

This current application for a non material amendment again seeks approval to open up the walled up cart door opening to the front elevation but fitted with a boarded door and transom with glazed panels either side, along with changes to the window and door materials to allow slimline aluminium frames within oak surrounds and the provision of a slim oil tank and external boiler to the rear within a timber framed lean-to. The previously approved amendments comprising the revised rooflight positions and alterations to the cill/lintels heights to the openings in the single storey building are also included in this application.

## Main issues

The principle of the conversion has already been established by the granting of planning permission in March 2010 and subsequently in June 2015 and then in 2019, which has now commenced.

This non-material minor amendment seeks approval for alterations to the fenestration including the opening up of the walled up cart door opening to the front elevation fitted with an over-sized boarded door and transom with glazed panels either side, alterations to the cill/lintels heights to the openings in the single storey building, along with the provision of a timber framed lean-to store to the rear elevation to house an external boiler and oil tank. In addition, it is proposed to alter the approved materials to the windows and external doors to slimline anthracite aluminium frames within oak surrounds.

The proposed alterations to the fenestration and the materials are considered to enhance the character and appearance of the barn conversion and will not harm its setting in the wider landscape of the National Park in accordance with Policy CO12 (Conversion of Existing Buildings in Open Countryside) and the advice contained in the Authority's Design Guide. 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.

## Explanation of how the Authority has worked positively with the applicant/agent

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.