

The Planning Inspectorate

HOUSEHOLDER PLANNING APPEAL FORM (Online Version)

WARNING: The appeal and essential supporting documents must reach the Inspectorate within the appeal period. If your appeal and essential supporting documents are not received in time, we will not accept the appeal.

Appeal Reference: APP/W9500/D/23/3336172

A. APPELLANT DETAILS

The name of the person(s) making the appeal must appear as an applicant on the planning application form.

Name

Mr & Mrs D Metters

B. AGENT DETAILS

Do you have an Agent acting on your behalf?

Yes

No

Name

Mr Patrick Cuddy

Company/Group Name

Patrick Cuddy Architect

C. LOCAL PLANNING AUTHORITY (LPA) DETAILS

Name of the Local Planning Authority

North York Moors National Park Authority

LPA reference number

NYM/2023/0569

Date of the application

31/08/2023

Did the LPA issue a decision?

Yes

No

Date of LPA's decision

26/10/2023

D. APPEAL SITE ADDRESS

Is the address of the affected land the same as the appellant's address?

Yes

No

Address

Quarry Cottage
Raw
Whitby
North Yorkshire
YO22 4PP

Is the appeal site within a Green Belt?

Yes

No

Are there any health and safety issues at, or near, the site which the Inspector would need to take into account when visiting the site?

Yes

No

Please describe the health and safety issues

The steep sloped and stepped approach to the entrance of the dwelling from the approach/parking area.

E. DESCRIPTION OF THE DEVELOPMENT

Has the description of the development changed from that stated on the application form? Yes No

Please enter details of the proposed development. This should normally be taken from the planning application form.

Construction of two storey extension (partially underground) along with the alteration of openings to the north west elevation and removal of uPVC framed conservatory and replacement with timber framed sun room to the south east elevation of existing dwellinghouse

Area of floor space of proposed development (in square metres)

F. REASON FOR THE APPEAL

The reason for the appeal is that the LPA has:

1. Refused planning permission for the development.
2. Refused permission to vary or remove a condition(s).
3. Refused prior approval of permitted development rights.

G. CHOICE OF PROCEDURE

There are three different procedures that the appeal could follow. Please select one.

1. Written Representations

(a) Could the Inspector see the relevant parts of the appeal site sufficiently to judge the proposal from public land? Yes No

(b) Is it essential for the Inspector to enter the site to check measurements or other relevant facts? Yes No

Please explain.

The location of the rear extension is not visible from a Public Highway, with the exception of a long range view from a public footpath to the west .

2. Hearing

3. Inquiry

H. GROUNDS OF APPEAL

The grounds of appeal are:

[see 'Appeal Documents' section](#)

Do you have a separate list of appendices to accompany your grounds of appeal? Yes No

[see 'Appeal Documents' section](#)

Have you made a costs application with this appeal? Yes No

I. (part one) SITE OWNERSHIP CERTIFICATES

Which certificate applies?

CERTIFICATE A

I certify that, on the day 21 days before the date of this appeal, nobody, except the appellant, was the owner of any part of the land to which the appeal relates;

CERTIFICATE B

I certify that the appellant (or the agent) has given the requisite notice to everyone else who, on the day 21 days before the date of this appeal, was the owner of any part of the land to which the appeal relates, as listed below:

CERTIFICATE C and D

If you do not know who owns all or part of the appeal site, complete either Certificate C or Certificate D and attach it below.

I. (part two) AGRICULTURAL HOLDINGS

We need to know whether the appeal site forms part of an agricultural holding.

(a) None of the land to which the appeal relates is, or is part of, an agricultural holding.

(b)(i) The appeal site is, or is part of, an agricultural holding, and the appellant is the sole agricultural tenant.

(b)(ii) The appeal site is, or is part of, an agricultural holding and the appellant (or the agent) has given the requisite notice to every person (other than the appellant) who, on the day 21 days before the date of the appeal, was a tenant of an agricultural holding on all or part of the land to which the appeal relates, as listed below.

J. SUPPORTING DOCUMENTS

01. A copy of the application form sent to the LPA.

02. A copy of the LPA's decision notice.

K. OTHER APPEALS

Have you sent other appeals for this or nearby sites to us which have not yet been decided? Yes No

L. NOW SEND

Send a copy to the LPA

Send a copy of the completed appeal form, the personal details form and any supporting documents (including the full grounds of appeal) not previously sent as part of the application to the LPA. If you do not send them a copy of this form and documents, we may not accept your appeal.

To do this by email:

- open and save a copy of your forms
- locating your local planning authority's email address:
<https://www.gov.uk/government/publications/sending-a-copy-of-the-appeal-form-to-the-council>
- attaching the saved forms including any supporting documents

To send them by post, send them to the address from which the decision notice was sent (or to the address shown on any letters received from the LPA).

When we receive your appeal form, we will write to you letting you know if your appeal is valid, who is

dealing with it and what happens next.

You may wish to keep a copy of the completed form for your records.

M. APPEAL DOCUMENTS

We will not be able to validate the appeal until all the necessary supporting documents are received.

Please remember that all supporting documentation needs to be received by us within the appropriate deadline for the case type. Please ensure that any correspondence you send to us is clearly marked with the appeal reference number.

You will not be sent any further reminders.

The documents listed below were uploaded with this form:

Relates to Section: GROUNDS OF APPEAL
Document Description: The grounds of appeal
File name: 0047_PCa_APPEAL STATEMENT.pdf

Relates to Section: GROUNDS OF APPEAL
Document Description: A separate list of appendices to accompany your grounds of appeal
File name: 0047_PCa_APPENDIX B.pdf
File name: 0047_PCa_APPENDIX A.pdf
File name: 0047_PCa_APPENDIX E.pdf
File name: 0047_PCa_APPENDIX F.pdf
File name: 0047_PCa_APPENDIX G.pdf
File name: 0047_PCa_APPENDIX C.pdf
File name: 0047_PCa_APPENDIX D.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 01. A copy of the original application form sent to the LPA.
File name: ApplicationForm.pdf

Relates to Section: SUPPORTING DOCUMENTS
Document Description: 02. A copy of the LPA's decision notice.
File name: NYM_2023_0569 DECISION NOTICE.pdf

Completed by MR PATRICK CUDDY

Date 30/12/2023 12:58:19

HOUSEHOLDER PLANNING APPEAL

Statements of Case 30 December 2023

LPA REFERENCE: NYM/2023/0569

Quarry Cottage, Raw, Whitby YO22 4PP



PCA_0047_SoC_v1.0

Town Farm House
9 High Market Place
Kirkbymoorside
York YO62 6AT

RIBA 

HOUSEHOLDER PLANNING APPEAL

LOCATION

Quarry Cottage, Raw, Whitby YO22 4PP

DESCRIPTION (DECISION NOTICE)

Alterations, construction of two storey rear extension together with demolition of conservatory and construction of replacement sun room and relocation of oil tank

CLIENT/APPLICANTS

Mr & Mrs Metters
Quarry Cottage, Raw, Whitby YO22 4PP

AGENT

Patrick Cuddy Architect
Town Farm House, 9 High Market Place, Kirkbymoorside, York YO62 6AT

LOCAL PLANNING AUTHORITY

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley YO62 5BP
01439 772700
www.northyorkmoors.org.uk

LPA APPLICATION REFERENCE

NYM/2023/0569

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1.0 Introduction

1.1 This Statement of Appeal has been prepared by Patrick Cuddy (the Agent) on behalf of Mr & Mrs Metters (the Appellants) against the decision made by North York Moors National Park Authority (the Authority) on 26 October 2023 to refuse planning permission for a two storey extension to the rear and a replacement conservatory along with alterations to Quarry Cottage, Raw, Whitby YO22 4PP. (Ordnance Survey national grid reference NZ 93560 05490).

1.2 Patrick Cuddy is a chartered architect and registered with the Architect's Registration Board to practice as an architect under the Architects Act 1997. Assistance with research was provided by Grace Cuddy, who is currently studying towards a LLB (Hons) in Law at the University of Law.

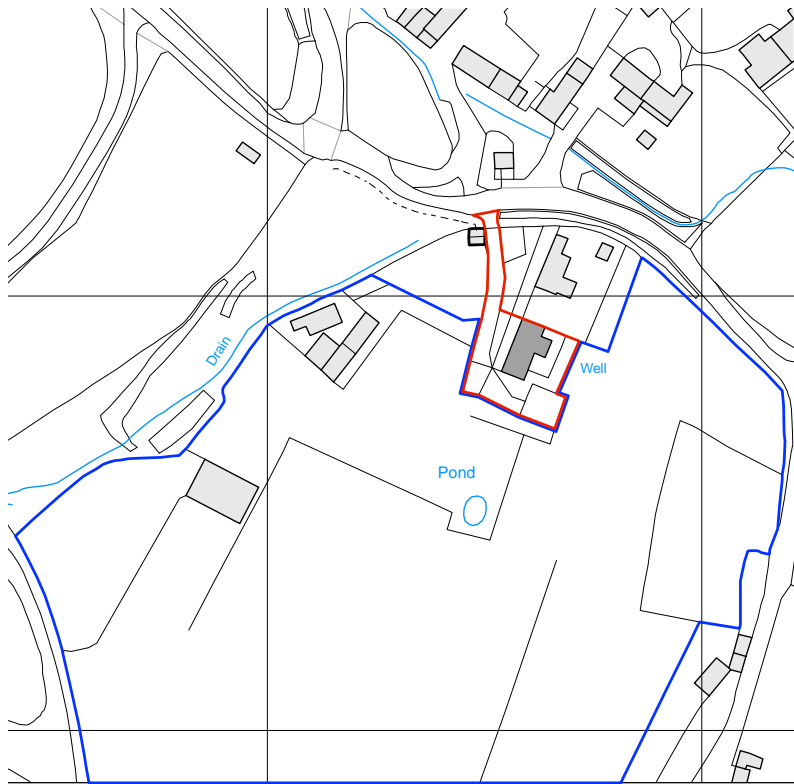


Fig.1: Site Location (not to scale). Extract from drawing EX_001_B. Crown Copyright & database rights Ordnance Survey licence number 100041041.

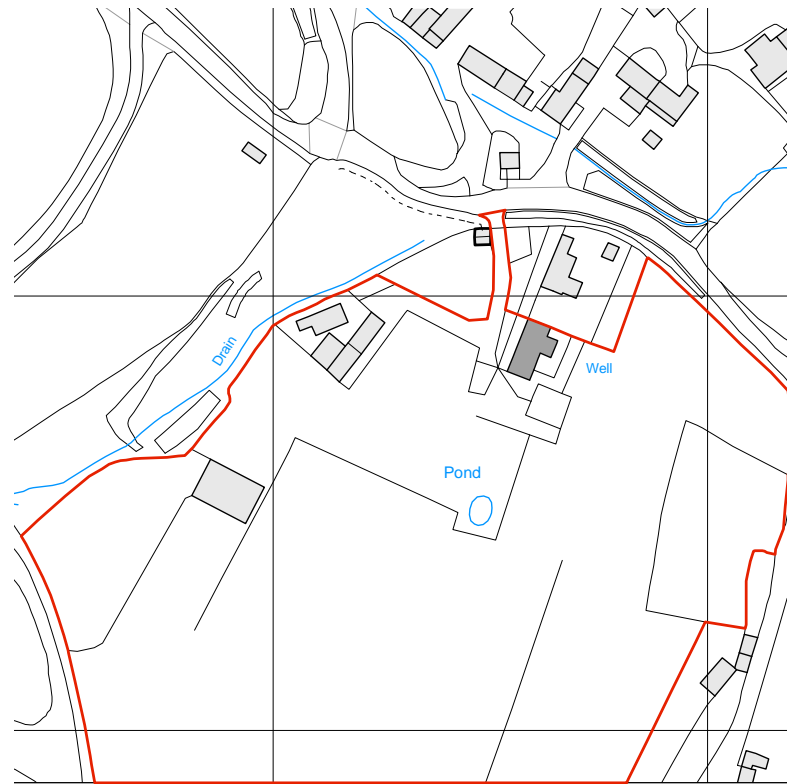


Fig.2: Site Location (not to scale). Extract from drawing EX_001_A originally submitted. Crown Copyright & database rights Ordnance Survey licence number 100041041.

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2.0 Site Context

2.1 Quarry Cottage is located in the hamlet of Raw to the south-east of Whitby and to the west of Robin Hood's Bay. The settlement is in the parish of Fylingdales within the North York Moors National Park.

2.2 A study of Ordnance Survey 6 inch and 25 inch series maps indicates that a building has been in existence since at least the middle of the 19th century, although the first edition of the 6 inch scale maps shows a markedly different configuration of buildings.

2.3 The application site (red line boundary) measures 544m² including the shared access, whereas the overall site attached to Quarry Cottage extends to slightly over 2 hectares.

2.4 The original (and current) entrance to the cottage is located on the south-east elevation, whereas the approach to the dwelling is along the north-west elevation to the rear. The south-east elevation faces the highway, although the road is some distance away at a much lower level. This elevation is probably the most prominent within the landscape.

2.5 An application to extend and alter the dwelling was approved in 1975 including single and two storey extensions but was not implemented (save for the removal of a chimney stack) and at some point during the 1970s or 1980s a conservatory was constructed to the south-east elevation.

2.6 In 2003 a two storey extension to the south-west elevation was approved and subsequently constructed.

2.7 Further information and analysis of the site and its buildings is contained in Section 2 of the Design & Access Statement (DAS) submitted with the planning application.



Fig. 3: View looking north-west from Shop Hill towards Quarry Cottage. The land in the foreground belongs to Quarry Cottage. Image credit: Google Streetview.

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3.0 Appeal Context

3.1 The Authority adopted its current Local Plan (LP) in 2020 and subsequently published a Planning Advice Note “Implementing Policy CO17 (Householder Development)”. The latter appears to be only available as a page on the Authority’s web site. The 2020 LP makes reference to the Authority’s Design Guide, a series of supplementary planning guides prepared during the previous plan period.

3.2 The Appellants purchased the property in 2020 as a three bedroomed dwelling with extensive land, outbuildings and a residential annex. It has been used as their principle, and only, home since then. An immediate member of the Appellants’ family, Mrs Metter’s mother, lives in the residential annex and her father also lived in the annex until he passed away in 2023.

3.3 The Appellants engaged with the Authority through a pre-planning application enquiry, submitting a number of emails between 12-15 November 2020, that sought advice on a number of matters including the possibility of extending the dwelling. The Authority responded in two letters, the first dated 26 November 2020 and the second 4 December 2020. The second letter dealt with the possibility of extending the dwelling and concluded that an extension under permitted development to the rear would be possible. Please refer to Appendix A for the Authority’s correspondence with the Appellants.

3.4 On establishing that an extension to the south-east elevation was possible, the Appellants appointed the Agent in April 2021 to provide proposals addressing their needs for the building in light of the Authority’s response.

3.5 A lengthy design process ensued during which it was quickly established that the Appellants’ needs (including addressing the poor access to the dwelling) could not be accommodated within a single storey structure that would be allowed by permitted development.

3.6 The planning application (NYM/2023/0569) was submitted to the Authority via the Planning Portal on 30 August 2023 and included reasoning as to why an exception should be made to the application of Policy CO17.

3.7 The Authority wrote to the Agent on 4 October 2023 outlining concerns with the proposals and included an offer to approve a revised scheme that omitted the rear extension, citing adopted Policy CO17. The replacement sun room structure to the front was also considered to be in contravention of Policy CO17 but would be allowable in the circumstances. Following discussion with the Agent, and due to the nature of the offer to approve a reduced scheme, the Appellants requested that the application be determined as it stood.

3.8 The application decision notice, dated 26 October 2023, gives two reasons for refusal, both referencing adopted Policy CO17, with the second reason also referencing Strategic Policy C. The first reason includes a reference to explanatory text from the LP (paragraph 7.87) relating to the mix of dwelling types required to sustain communities, specifically “*the loss of a smaller more affordable dwelling*”.

3.9 The application form, drawings and Design & Access Statement submitted with the planning application can be found in Appendices B, C and D respectively. Correspondence during the application and the Decision Notice can be found Appendices E and F respectively.

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4.0 Statements of Case

Preliminary Matters & Common Ground

4.1 Two reasons for refusal are stated in the Decision Notice, covering different facets of adopted Policy CO17, which stems from Strategic Policy C.

4.2 The DAS submitted with the application references the 2021 version of the National Planning Policy Framework (NPPF), not the edition that came into force shortly after the application was submitted, in September 2023. However, it is agreed that the latest version does not significantly alter the plan making or decision making processes in this case.

4.3 There is a variance in the proposal description between that originally submitted on the application form and that stated on the Decision Notice. Submitted version: *“Construction of two storey extension (partially underground) along with the alteration of openings to the north-west elevation, removal of a uPVC framed conservatory and replacement with timber framed sun room to the south-east elevation of existing dwelling”*. The Authority’s amended description: *“alterations, construction of two storey rear extension together with demolition of conservatory and construction of replacement sun room and relocation of oil tank”*. The change was not objected to at the time and despite the omission of “partly underground” which subtly alters the description, the facts are not altered.

4.4 After allocating an application reference, the Authority requested that the ‘red line’ location map included in drawing EX_001_A and originally submitted with the application, be revised to restrict the extent of site area and submitted within 7 days, otherwise the application would be rejected. As such a revised version (EX_001_B) was submitted as requested with a smaller red line boundary and the remainder of the site edged in blue. Refer to Figs. 1 and 2 on page 1.

4.5 There is a difference between the floor area calculations of the Agent and those of the Authority, but it is not disputed that both versions of the calculations give a result that exceeds the 30% limit on new floor area – the extension approved in 2003 exceeded the limit.

4.6 Adopted Policy CO17 is key to the application, the decision and this appeal, and it is accepted that the proposals exceed the 30% limit stated in CO17 for ‘new’ floor area. This is matter highlighted in the DAS submitted with the application.

4.7 This appeal seeks to demonstrate that there are compelling planning grounds to set aside Policy CO17 in this case and that the other reason for refusal is flawed. Furthermore the Decision Notice and correspondence from the Authority fails to demonstrate that the full circumstances have been taken into account.

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Disputed Matters

Authority's letter dated 4 October 2023

4.8 This letter is referred to due to its direct relevance to the reasons given in the Decision Notice. In this letter, issued during the application process, the planning officer refers to Quarry Cottage as being *“a very linear stone and pantile property and it is felt that the rear extension would detract from that traditional form and character”*. The Agent responded in a letter dated 10 October 2023.

4.9 The assertion that pantiles are one of existing property's materials was not picked up upon by the Agent at the time, but on reflection this is one of two issues with this statement.

4.10 Firstly, to refer to the roofing material as being *“pantile”* is unfortunate given the photographic evidence submitted with the application and that the planning officer carried out a site visit during the application. It is a potentially significant error. It is clearly stated in the DAS that the choice of dark pre-patinated zinc cladding for the link structure was influenced by the use of slate on the cottage's roof – a roofing material that the DAS highlighted as being unusual in the area. Refer to Fig. 4. The wording of Reason 2 states the proposed materials *“make no reference.....[to] the host property”* and this is explored in more detail later in this document.

4.11 Secondly, and a matter disputed in the Agent's letter, the linear form, mostly achieved through the extension approved in 2003, should not preclude an extension in another direction. Furthermore, the pattern of building and extensions in the area is not limited to purely additions that accentuate, or exaggerate, linear plan forms. Refer to Fig. 5 overleaf.

4.12 The planning officer objected to the proposed materials, echoing the objection received from Fylingdales Parish Council as part of the statutory consultation, which includes the following: *“[the PC] do not feel the type of materials which are to be used are compatible with other properties in the area”*.

4.13 The Agent's letter of 10 October highlighted the use of zinc cladding and timber cladding on other developments within the hamlet. Namely timber cladding on a replacement dwelling at Wild Wood (application NYM/2012/0319/FL) and an extension incorporating both timber and zinc cladding at Gildershome (application NYM/2018/0369/FL). At the development at Wild Wood the use of Envirotiles was also approved, which are manufactured from plastic and mimic the appearance of slate. Refer to Figs. 6 and 7 overleaf (Please note that Fig. 7 is slightly distorted).



Fig. 4: Drone view from the south looking north with the slate roof of Quarry Cottage standing out against its neighbours. Image credit: Richardson & Smith Estate Agent.

4.14 The planning officer states that the sun room “*would occupy a similar footprint to the existing conservatory*”, however the timber frame of the sun room would be built off the existing walls therefore it would occupy the **same** footprint.

4.15 Sections of text within the Authority’s letter are repeated within the Decision Notice.

Highway Authority consultation response dated 26 September 2023

4.16 Although not an objection to the application and not included in the reasons for refusal, the Highway Authority requested during the application that the gate at the shared vehicular and pedestrian access from Shop Hill be altered so that it does not swing towards the highway. This is an existing situation on land that forms a right of way to Quarry Cottage – the gate is not the property nor responsibility of the Appellants. The situation has been unaltered for a number of years – refer to Figs. 8 and 9 overleaf.



Fig. 5: Vane Cottage: an unusual juxtaposition of buildings forming a single dwelling, some 85m south-east of Quarry Cottage. Image credit: Google Streetview.



Fig. 6: View looking from the public highway (U2349) towards Wild Wood, a replacement dwelling using timber cladding and Envirotiles. Image credit: Google Streetview.



Fig. 7: View looking from Shop Hill (U2349) towards Gildershome with an extension clad in timber and pre-patinated zinc. Image credit: Google Streetview.

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Decision Notice: Reason 1

4.17 This reason relates entirely to the limit of 30% on new floor area over and above the floor area of the original dwelling that is stated in adopted Policy CO17 a). This Appeal seeks to separate and explore different facets of this policy in relation to this proposal and the reasons for refusal.

4.18 The LP provides explanatory text to Policy CO17 and within this text is paragraph 7.87, which states: *“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”*.

4.19 The phrase *“avoid the loss of smaller more affordable dwellings in the National Park”* is quoted within Reason 1 of the Decision Notice.

4.20 Whilst financial considerations of a proposal are not normally a material consideration of planning, the issue of affordability of housing is very much a subject that is addressed in planning policy both nationally and locally.

4.21 The LP provides a definition of affordable dwellings in Appendix 4, however it does not address the issue of what is affordable in terms open market housing in relation to Policy CO17. As such Quarry Cottage, and similar dwellings, are not covered by the descriptions and criteria outlined in Appendix 4 of the LP.

4.22 Paragraph 2.29 of the LP provides context for policies addressing the need for **new** affordable housing within the National Park, but again the LP does not address the subject of affordable smaller houses that are available on the open market.



Fig. 8: View in 2009 looking from Shop Hill (U2349) towards the site access. Image credit: Google Streetview.



Fig. 9: View in 2021 looking from Shop Hill (U2349) towards the site access. Image credit: Google Streetview.

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4.23 The definition of affordable housing in Appendix 4 of the LP is the same as that contained in Annex 2: Glossary of the NPPF.

4.24 Within paragraph 2.29 the average house prices both nationally and within the Park (as of 2017), are highlighted and contrasted with the incomes (as of 2014) of households within the Park. The largest proportion of households sit within the lower income bands: 32% with income below £20,000 “with a further third earning £20-24,000”. The paragraph concludes: “This means suitable and affordable housing stock is scarce for those on the lower rungs of the housing ladder”.

4.25 The matter of affordability within the Park is also highlighted in Section 4 the DAS, using figures published since those quoted in the LP. Sadly and somewhat predictably, the situation has not improved over the intervening years, but the price of Quarry Cottage **prior** to this application would place it beyond what would be considered affordable and therefore there would be no loss of a such dwelling in the Park by granting approval to the application.

4.26 It is also pertinent to highlight that the size of a dwelling alone does not necessarily equate to its price on the open market, particularly where other attractive features of the site increase its value, for example extensive land, outbuildings and a residential annex as with the site at Quarry House.

4.27 Paragraph 7.87 of the LP also contains the phrase: “[extensions] can have a detrimental impact on the character of an area and the mix of dwelling types needed to sustain balanced communities”. The LP does not provide information as to what that mix of dwelling types might be, but given the available evidence it is extremely unlikely that this proposal would significantly alter the mix of types that is available.

4.28 In appeal decision APP/W9500/D/21/3283169 concerning a similar application determined and refused by the same Authority, the Inspector concluded that there was a lack of evidence to support the Authority’s position: “I have no evidence before me to establish the mix of dwelling types needed to sustain balanced communities within the National Park, and how the proposed development would affect this mix. I have also limited evidence on affordability in the National Park, and the evidence presented by the appellant indicates that the current property value may not be affordable. Furthermore, the resultant dwelling would still remain a relatively modest sized 3 bedroom property”.

4.29 Policy CO17 allows for the 30% limit on new floor area to be exceeded provided compelling planning considerations exist that favour a larger extension. The application sought to put forward reasoning to demonstrate that such considerations exist in this case, in addition to the aforementioned issues relating to the “affordable” element of the policy.

4.30 The Appellants’ use of the overall site of 2 hectares is highlighted within the DAS and although it may well be described as “hobby farming” in planning terms, it demonstrates a strong commitment to the site and the local area. The DAS also highlights how the land associated with Quarry Cottage has increased considerably since its construction.

4.31 The application does not seek to add reception rooms or bedrooms to the dwelling’s accommodation.

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4.32 Whilst not referred to in either reason for refusal, the matter of the poor access into the dwelling is dealt with in the DAS and to put it into a planning policy context, the LP Strategic Policy C, point 10 states that a proposal should ensure “an accessible, safe and secure environment for all potential users, including the elderly, children and those with a health condition or impairment”. Paragraph 3.21 of the supporting text states: “New buildings should be long lasting and adaptable, and be able to take account of people’s changing needs over time”. Although aimed at new buildings, a truly sustainable approach would be to support the adaptation of existing buildings as well in order to meet the changing needs of a population.

4.33 The provision of additional space is important, however the proposal improves the long-term sustainability of the dwelling by solving the issue of the access into the dwelling from the approach, provides a dedicated space that allows working from home, provides much needed storage space and allows a re-ordering of the existing spaces to provide a more sensible layout.

4.34 In the face of a long-term population decline and aging population within the Park, paragraph 2.28 of the LP highlights the need to “stabilise population levels and encourage younger people to stay in or move to the area” and “the numbers of people.....aged 30-44 have declined by.....31%” between the 2001 and 2011 census. The Appellants have moved to the area, have employment within or close to the Park and are hoping to start a family, thus they are exactly the demographic that the Authority claims is required to halt and potentially reverse the population decline. Such people will sustain communities and settlements within the National Park according to the Authority’s Local Plan.

4.35 The 2021 census shows an overall decline of population in the North York Moors National Park since 2011 of 445 or 1.9% with the age profile remaining little altered (Source: Census 2021 from the Office for National Statistics).

Decision Notice: Reason 2

4.36 The second reason for refusal covers a number of further aspects contained in Policy CO17 and Strategic Policy C and can be broken down into three areas.

A. Scale, height, form, position and design

4.37 The gabled stone and timber clad portion of the extension is essentially a single room in plan, that is smaller than the existing dining room. It has a ridge height that is lower than the original dwelling and the extension approved in 2003. Combined with the link section of the extension, the overall footprint is smaller than an extension allowed under permitted development. Refer to Section 3 of the DAS and Fig. 31 in particular.

4.38 The extension is positioned to the rear of the host building where it has the least impact on its wider setting within the landscape. This position is necessary in order to provide access into the dwelling at the approach level avoiding the need to negotiate the external sloped and stepped approach to the existing entrance.

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4.39 Paragraph 3.20 of the supporting text to Strategic Policy C of the LP states: *“The Authority does not however wish to replicate the past or stifle innovation or originality. More contemporary modern designs will be supported where they are sympathetic to their surroundings, reinforce local distinctiveness and add variety to the National Park’s built heritage”*. This proposal reinterprets the vernacular by using a simple gable form, clad in timber (as are the newer agricultural buildings on the Appellants’ site), with a linking structure that is clad in a material picking up on the colour of the existing roof covering.

4.40 The traditional buildings of the area almost invariably utilise a gabled form, often particularly where houses are concerned, with water tabling and kneelers. Extensions and outbuildings are largely of the same form but usually with simpler verge detail.

4.41 The Decision Notice asserts that the *“extension would appear very much as a separate, unrelated structure”*. Section 3, Part 2 of the Authority’s Design Guide states *“in some cases it is better to separate a rear extension from the main building by some form of linking structure, for instance where the extension is of a contemporary design but the house is of traditional or distinctive appearance.....”*.

4.42 A drive along the U2349 from its junction with Church Lane (the C227) up towards High Normanby (or indeed following the route using Google Streetview) reveals a fairly wide variety of building forms and materials.

4.43 In order to assist the Inspector’s assessment of the scale, height and form of the rear extension, an alternative version of drawing PL_004 has been prepared to show the same sketch perspectives but without the use textures and colours on the proposal - no other changes have been undertaken. This alternative drawing is numbered PL_005.

B. Principal entrance/elevation

4.44 A point carried over from the Authority’s letter of 4 October, the Decision Notice states the *“rear elevation.....acts as the principal entrance”*. This is potentially misleading. It is an approach along the rear elevation to the dwelling but it is not an entrance – there are no architectural features that normally distinguish an entrance to a building. It has small, irregularly spaced windows and a door that is hidden from view at ground floor. Refer to Figs 10, 11 and 12 overleaf. This proposal provides a distinct entry point into the dwelling on what the planning officer describes as the *“principal entrance”*.

4.45 The use of the words *“rear elevation”* in the Decision Notice confirm the advice contained in the pre-planning application enquiry letter of 4 December 2020, which states that the elevation to which the existing conservatory is attached is the *“principle [sic] elevation”* and that *“there may be scope for a modest single-storey rear extension under current permitted development allowances”*.

C. Materials

4.46 The objection to the materials within Reason 2 is repeated from the Authority’s letter of 4 October 2023, which in turn mirrors the objection raised by the Fylingdales Parish Council as part of the statutory consultation process.

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4.47 It is not entirely clear that the assertion in the Decision Notice, “the choice of materials takes no reference from those of the host property”, is correct in the light of the planning officer’s confusion over the roofing material used on the cottage (letter dated 4 October) and the notes on the application drawings stating the proposed use of “natural stone to match the existing” to the lower part of the rear extension.

4.48 During the aforementioned journey along the U2349 the following wall and roof materials can be seen on dwellings and associated outbuildings and extensions: horizontal timber cladding, Envirotiles (plastic), local natural stone, bricks, clay pantiles, profiled metal cladding, clay plain tiles, clay plain and decorative tiles as cladding to walls, vertical timber cladding, reconstituted stone, concrete profiled tiles, render, zinc cladding. Windows and doors are variously timber, uPVC and aluminium.



Fig. 10: View of the north-west elevation (rear) of Quarry Cottage from the drive. Image credit: Mr & Mrs Metters.

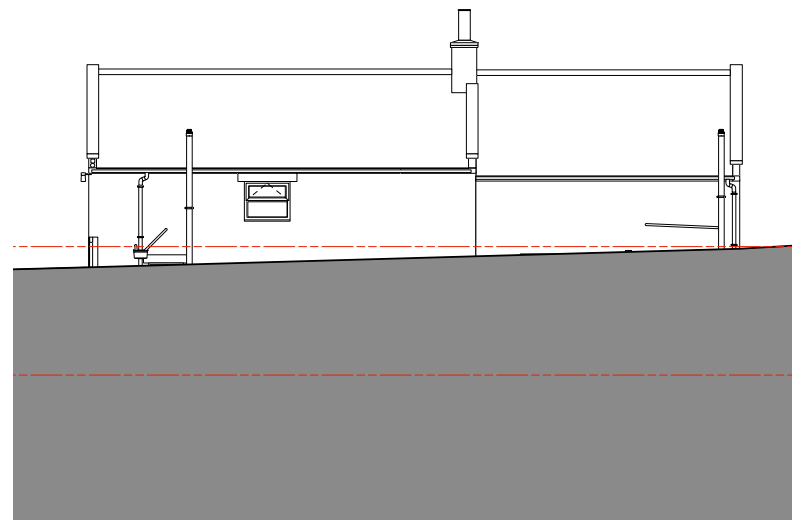


Fig. 11: Extract from EX_002, not to scale, showing the existing north-west (rear) elevation - fences, hedges, fuel bunker and propane tank omitted for clarity.

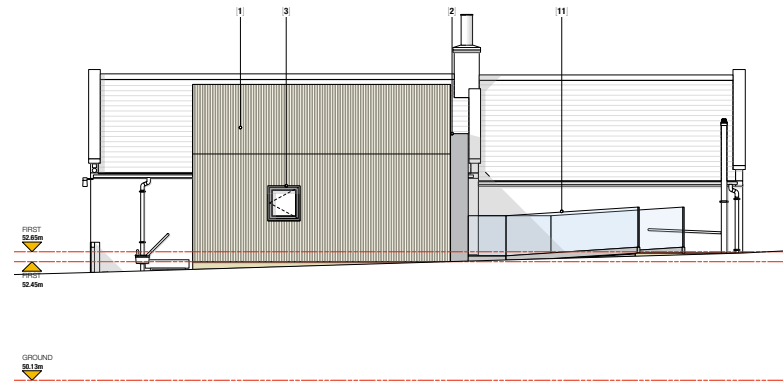


Fig. 12: Extract from PL_003, not to scale, showing the proposed north-west (rear) elevation.

Project Details

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- 5 Conclusion
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4.49 The explanation as to the chosen materials is summarised by the following: Sat upon a stone plinth to reflect the strength of the existing structure, the lightweight timber clad extension acts as a counterpoint to this solidity. The stand-off formed by the zinc clad link structure, the material chosen to reflect the colour of the slate roof, allows light to flood into the stairwell and the rear of the open plan kitchen and dining space.

4.50 The material choices anticipate a slow process of weathering and aging that is part and parcel of its rural setting. The drawings submitted with the application show the timber cladding in its new state without the benefit of weathering. Overtime the timber will recede in the mix of colours and textures. The zinc, like the slate on the roof, will age over a much longer period of time.

4.51 As covered earlier in this document the chosen materials have been used elsewhere within the settlement with the approval of the Authority and the Parish Council - refer also to the Agent's letter dated 10 October 2023. Besides Wild Wood, another replacement dwelling (application NYM/2020/0948/FL) at Meadowcroft, some 80m or so to the south of Wild Wood, had the use of zinc roof cladding and timber wall cladding approved by the Authority. Just outside Raw, approximately 160m to the south-east of Wild Wood, an office/garden room was approved (application NYM/2021/0105/FL) using standing seam steel cladding to the roof and timber cladding to the walls. These cases along with those previously mentioned, demonstrates the Authority's commitment to embracing a reasonably broad palette of materials in a rural setting, specifically on sites in and around the hamlet of Raw.

4.52 Point 2 of Strategic Policy C states that proposals will be supported where "*good quality construction materials*" are incorporated. There appears to be no question that the proposed materials are considered to be of an inferior quality.

4.53 It is a stated aim (DAS) to draw a distinction between the host building and the extension, a design approach supported by the Authority's Design Guide, through the use of form and materials.

Suggested mitigation in response to Reason 2

4.54 Though clearly matters that do not concern and can not be determined as part of this Appeal, there are some measures that can be explored to mitigate the Authority's concerns regarding the second reason for refusal.

4.55 It would be possible to reduce the width and length of the gabled portion of the extension. For example a reduction of 300mm to the width would in turn reduce the ridge height by 105mm, and a 305mm reduction in the length could also be accommodated thus reducing the perceived impact.

4.56 Despite the reasoning provided with the application and within this document, the Appellants are open to discussing alternative materials for the rear extension.

	Project Details
1	Introduction
2	Site Context
3	Appeal Context
4	Statements of Case
5	Conclusion
6	Supporting Documents

Planning Advice Note Implementing Policy CO17 (Householder Development) and the ‘fall back’ position

4.57 The Authority’s Planning Advice Note Implementing Policy CO17 (Householder Development), includes the assertion that in calculating the existing floor area *“The calculation.....will exclude any floorspace that could be built in the future under permitted development rights”*. That is understandable as including the potential space in this calculation would skew the existing figure, however it is unclear from this, and from a lack of explanation elsewhere in the Advice Note, as to whether potential PD floor area is excluded from the determination process. The Authority’s letter of 4 October 2023 and the Decision Notice make no mention of permitted development, and along with the lack of clarity within the Advice Note, this begs a number of the questions. Was this “fall back” position of permitted development rights considered in determining the application? Or does the Authority’s assertion in the letter and Decision Notice that the rear elevation is the principal entrance imply that it is considered the principal elevation and therefore there are no permitted development rights, contrary to the earlier advice of the Authority? Is the assertion in the Advice Note effectively a blanket policy that ignores permitted development rights in determining applications for extensions to existing dwellings?

4.58 Normally it is the duty of the Authority to weigh up the fall back position if one exists – in this case permitted development rights – along with the possibility of those rights being implemented (with reference to *Mansell v Tonbridge and Malling Borough Council* [2017] EWCA Civ 1314). Therefore in this case the Authority has not demonstrated that it has carried out its statutory duty to consider all the matters at hand and determine whether they are material considerations, furthermore if they are material considerations, what weight should those matters be afforded.

4.59 The Authority’s actions seem to indicate that there is a policy to ignore permitted development rights in determining extensions to dwellings.

4.60 Permitted development rights were addressed as part of the application within the DAS and it is the Appellants’ contention that the property benefits from rights that would allow an extension to the north-west (rear) elevation of the property in line with Authority’s letter of 4 December 2020.

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5.0 Conclusion

5.1 The appeal seeks full planning approval for the alterations and extensions shown on the planning application documents submitted for application NYM/2023/0569 at Quarry Cottage, Raw, Whitby YO22 4PP.

5.2 This statement and supporting documents demonstrate that the proposed development does not harm the National Park through the loss of a “*smaller more affordable dwelling*” as stated in Reason of the Decision Notice, and provides sufficient planning considerations to allow a deviation from Policy CO17, which are supported by other policies with the Local Plan.

5.3 Irrespective of the those planning considerations the application of Policy CO17 is flawed due to a lack of definition within the Local Plan regarding open market affordable small homes and the lack of information regarding “*the mix of dwelling types needed to sustain balanced communities*”.

5.4 The Authority’s Planning Advice Note Implementing Policy CO17 (Householder Development) lacks clarity as to the position of permitted development within the determination process.

5.5 There appears to be no account taken in the decision process as to “fall back” position, i.e. permitted development.

5.6 Reason 2 of the Decision Notice contradicts some of the contents of the Authority’s Local Plan and its own Design Guide.

5.7 As such the Appellants respectfully request that the Inspector allows the appeal

Project Details

1 Introduction

2 Site Context

3 Appeal Context

4 Statements of Case

5 Conclusion

6 Supporting Documents

6.0 Supporting Documents

6.1 The Appendices comprising:

1. Appendix A Pre-planning Application Enquiry NYM/2020/ENQ17140
2. Appendix B Planning Application form
3. Appendix C Planning Application drawings
4. Appendix D Design & Access Statement
5. Appendix E Application Correspondence
6. Appendix F The Decision Notice
7. Appendix G Drawing 0047 PL_005 Proposed Sketch Images: Without Textures & Colour

Appendix C comprises the planning application drawings as follows:

- 0047 EX_001_B Existing Plans
- 0047 EX_002 Existing Elevations & Sections
- 0047 PL_001 Proposed Plans
- 0047 PL_002 Proposed Elevations & Sections: Sheet 1
- 0047 PL_003 Proposed Elevations & Sections: Sheet 2
- 0047 PL_004 Proposed Sketch Images

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- 5 Conclusion

6 Supporting Documents

HOUSEHOLDER PLANNING APPEAL

Appendix A: Planning Application Enquiry NYM/2020/ENQ/17140

Includes A4 portrait pages

LPA REFERENCE: NYM/2023/0569

Quarry Cottage, Raw, Whitby YO22 4PP

Town Farm House
9 High Market Place
Kirkbymoorside
York YO62 6AT

01751 269312

www.pcarchitect.co.uk

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North York Moors National Park Authority



The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 772700
Email: general@northyorkmoors.org.uk
Planning enquiries: planning@northyorkmoors.org.uk
www.northyorkmoors.org.uk

Amy Metters

Your ref:

Via Email: brandysnap_5@hotmail.com

Our ref: NYM\2020\ENQ\17140

Date: 26 November 2020

Dear Ms Metters

Enquiry for Use of Annexe for Extended Family at Quarry Cottage, Raw

Thank you for your enquiry received at the National Park Office on 16 November 2020, regarding the above. I have since taken the opportunity to research the planning history associated with Quarry Cottage and to consider your proposal.

The annexe associated with Quarry Cottage was approved, subject to conditions, in 2012 under planning reference NYM/2012/0458/FL. Condition 3 of that permission restricts the occupation of the annexe to the family and friends of the occupiers of Quarry Cottage and also ties the ownership of the barn/annexe to the cottage as a single planning unit. The relevant condition is included below:

The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Quarry Cottage. The unit shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the family and friends or the occupier of the main dwelling. It shall not be used as a separate holiday cottage. The unit hereby approved may be occupied by a friend or group of friends for period(s) not exceeding a total of 28 days in any one calendar year.

Therefore, provided that Quarry Cottage is occupied as a permanent dwelling, the annexe would be available for annexe use in accordance with the above terms.

The details of the application (including the decision notice) are available to view on the Authority's website via the Planning Explorer, entering reference number NYM/2012/0458/FL in the Application Search box. All the documents are included in the section entitled "Associated Documents". If you have any difficulty in finding the application, please do not hesitate to contact the Planning Administration Team for further assistance.

Continued.../



Our Ref: NYM\2020\ENQ\17140

2

Date: 26 November 2020

I hope the above information is of assistance to you but if you have any further questions, please do not hesitate to contact me.

Yours sincerely

H. Webster

Miss Helen Webster

North York Moors National Park Authority



The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
Tel: 01439 772700
Email: general@northyorkmoors.org.uk
Planning enquiries: planning@northyorkmoors.org.uk
www.northyorkmoors.org.uk

Amy Metters

Via Email: brandysnap_5@hotmail.com

Your ref:

Our ref: NYM\2020\ENQ\17140

Date: 04 December 2020

Dear Ms Metters

Enquiry for Use of Annexe for Extended Family at Quarry Cottage, Raw

Thank you for your e-mail received 30 November 2020, in reply to my letter dated 26 November 2020 and for seeking clarification in respect of the annexe condition.

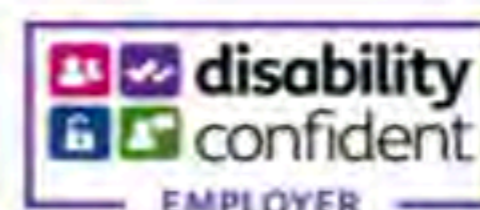
I have reconsidered the detail of your question and I am satisfied that the use of the annexe by family members of the occupants of the main cottage, on a permanent basis is acceptable and would not be in conflict with the condition. As you have correctly identified, use by visiting friends is restricted to 28 days in each calendar year but this short-stay limitation would not apply to family members.

In respect of the possibility of changing this condition in the future, I would advise that an application to vary the terms of the condition would be required. This is not an uncommon request but the outcome of an application would depend on the nature of the proposed change. The Authority would be happy to provide you with further informal advice if you would like to provide further information outlining your proposals.

Please accept my apologies for not including advice in respect of the replacement of the existing conservatory with my previous reply; your e-mail dated 15 November was not included in the details allocated to me. However, I have since considered your proposal and agree that the existing conservatory detracts from the character of the original property by reason of its size, design and position on the principle elevation. I would have no objection in principle to its removal and replacement with a sensitively design porch but this may require full planning permission, depending on the size of the porch. If you decide to proceed with this alteration, I would recommend you submit sketch plans (including proposed dimensions in metric) for confirmation as to whether planning permission is required and if so, an informal Officer opinion as to the likelihood of permission being granted.

In terms of adding a more substantial extension to the property, I regret to inform you that further additions are unlikely to receive favourable consideration under the newly adopted Local Plan Policy CO17 (Householder Development).

Continued.../



Whilst this policy is supportive of modest, well-designed extensions, the policy restricts the size of new development, only allowing an increase of habitable floorspace up to 30% of the floor area of the original dwelling. Total habitable floorspace should be calculated excluding existing extensions (unless built before 01 July 1948), garages, conservatories and outbuildings. The reason for this limitation is to ensure that proposals are of a subservient nature but also helps to ensure that a good mix of dwelling types are maintained in order to sustain balanced communities. Limiting the size of new extensions can help avoid the loss of smaller more manageable and affordable dwellings within the National Park.

On the basis the property already benefits from an approved extension exceeding 30% of the original floorspace, I am of the opinion further extensions would be in conflict with the Policy CO17 and result in over-development of the property. There may be scope for a modest single-storey rear extension under current permitted development allowances and the Authority would be happy to provide you with further advice in response to sketch details if you think this may be an acceptable alternative.

I hope the above information is of assistance to you and trust you appreciate that this letter is an expression of informal Officer opinion only, given without prejudice to future, formal decisions. If you would like further advice in relation to specific alterations or a variation to the existing conditions please do not hesitate to enquire.

In the meantime, if you have any further questions or would like to discuss the matter, please do not hesitate to contact me.

Yours sincerely

H. Webster

Miss Helen Webster
Planning Officer

Normal Working Hours: Tuesday to Friday, 9am - 5pm.

Notes:

1. Whilst the documentation submitted is acceptable for pre-application purposes, the details may not meet national and local validation requirements when submitting a planning application. As such, you may wish to consider contacting the Planning Administration Officer; Mrs Wendy Strangeway to seek further advice.
2. The relevant planning application forms and guidance notes are available to download from the Authority's website or paper copies are available upon request from the Planning Administration Team. Alternatively, an online application can be made via the Planning Portal website.
3. Useful links:

NYM Local Plan 2020:

<https://www.northyorkmoors.org.uk/planning/framework/Local-Plan-FINAL-Web-July-2020.pdf>



HOUSEHOLDER PLANNING APPEAL

Appendix B: Planning Application Form

Includes A4 portrait pages

LPA REFERENCE: NYM/2023/0569

Quarry Cottage, Raw, Whitby YO22 4PP

Town Farm House
9 High Market Place
Kirkbymoorside
York YO62 6AT

01751 269312

www.pcarchitect.co.uk

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North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

Telephone: 01439 772700
Email: planning@northyorkmoors.org.uk
Website: www.northyorkmoors.org.uk

Householder Application for Planning Permission for works or extension to a dwelling

Town and Country Planning Act 1990 (as amended)

Publication of applications on planning authority websites

Please note that the information provided on this application form and in supporting documents may be published on the Authority's website. If you require any further clarification, please contact the Authority's planning department.

Site Location

Disclaimer: We can only make recommendations based on the answers given in the questions.

If you cannot provide a postcode, the description of site location must be completed. Please provide the most accurate site description you can, to help locate the site - for example "field to the North of the Post Office".

Number

Suffix

Property Name

Address Line 1

Address Line 2

Address Line 3

Town/city

Postcode

Description of site location must be completed if postcode is not known:

Easting (x)	Northing (y)
<input type="text" value="493560"/>	<input type="text" value="505490"/>

Description

Applicant Details

Name/Company

Title

Mr & Mrs

First name

Surname

Metters

Company Name

Address

Address line 1

Quarry Cottage

Address line 2

Raw

Address line 3

Town/City

Whitby

County

North Yorkshire

Country

Postcode

YO22 4PP

Are you an agent acting on behalf of the applicant?

Yes

No

Contact Details

Primary number

Secondary number

Fax number

Email address

Agent Details

Name/Company

Title

First name

Surname

Company Name

Address

Address line 1

Address line 2

Address line 3

Town/City

County

Country

Postcode

Contact Details

Primary number

01751269312

Secondary number

Fax number

Email address

paddy@pcarchitect.co.uk

Description of Proposed Works

Please describe the proposed works

Construction of two storey extension (partially underground) along with the alteration of openings to the north west elevation and removal of uPVC framed conservatory and replacement with timber framed sun room to the south east elevation of existing dwellinghouse

Has the work already been started without consent?

Yes

No

Materials

Does the proposed development require any materials to be used externally?

Yes

No

Please provide a description of existing and proposed materials and finishes to be used externally (including type, colour and name for each material)

Type:

Walls

Existing materials and finishes:

Stone

Proposed materials and finishes:

Stone, timber cladding and zinc cladding

Type:

Roof

Existing materials and finishes:

Slate, polycarbonate sheeting

Proposed materials and finishes:

Timber, GRP waterproofing

Type:

Windows

Existing materials and finishes:

uPVC frames

Proposed materials and finishes:

Timber frames, aluminium frames

Type:

Doors

Existing materials and finishes:

uPVC

Proposed materials and finishes:

Timber, aluminium

Are you supplying additional information on submitted plans, drawings or a design and access statement?

Yes

No

If Yes, please state references for the plans, drawings and/or design and access statement

PL_001

PL_002

PL_003

Design and Access Statement

Trees and Hedges

Are there any trees or hedges on the property or on adjoining properties which are within falling distance of the proposed development?

Yes

No

Will any trees or hedges need to be removed or pruned in order to carry out your proposal?

Yes

No

If Yes, please show on the plans, indicating the scale, which trees by giving them numbers (e.g. T1, T2 etc) and state the reference number of any plans or drawings

EX_001 Existing Plans
Hedge adjacent existing propane tank to be removed

Pedestrian and Vehicle Access, Roads and Rights of Way

Is a new or altered vehicle access proposed to or from the public highway?

- Yes
 No

Is a new or altered pedestrian access proposed to or from the public highway?

- Yes
 No

Do the proposals require any diversions, extinguishment and/or creation of public rights of way?

- Yes
 No

Parking

Will the proposed works affect existing car parking arrangements?

- Yes
 No

Site Visit

Can the site be seen from a public road, public footpath, bridleway or other public land?

- Yes
 No

If the planning authority needs to make an appointment to carry out a site visit, whom should they contact?

- The agent
 The applicant
 Other person

Pre-application Advice

Has assistance or prior advice been sought from the local authority about this application?

- Yes
 No

If Yes, please complete the following information about the advice you were given (this will help the authority to deal with this application more efficiently):

Officer name:

Title

Miss

First Name

Helen

Surname

Webster

Reference

NYM/2020/ENQ/

Date (must be pre-application submission)

16/11/2020

Details of the pre-application advice received

Permitted development may be a route to extend the dwelling at the rear.

Authority Employee/Member

With respect to the Authority, is the applicant and/or agent one of the following:

- (a) a member of staff
- (b) an elected member
- (c) related to a member of staff
- (d) related to an elected member

It is an important principle of decision-making that the process is open and transparent.

For the purposes of this question, "related to" means related, by birth or otherwise, closely enough that a fair-minded and informed observer, having considered the facts, would conclude that there was bias on the part of the decision-maker in the Local Planning Authority.

Do any of the above statements apply?

- Yes
- No

Ownership Certificates and Agricultural Land Declaration

Certificates under Article 14 - Town and Country Planning (Development Management Procedure) (England) Order 2015 (as amended)

Please answer the following questions to determine which Certificate of Ownership you need to complete: A, B, C or D.

Is the applicant the sole owner of all the land to which this application relates; and has the applicant been the sole owner for more than 21 days?

- Yes
- No

Is any of the land to which the application relates part of an Agricultural Holding?

- Yes
- No

Certificate Of Ownership - Certificate A

I certify/The applicant certifies that on the day 21 days before the date of this application nobody except myself/ the applicant was the owner* of any part of the land or building to which the application relates, and that none of the land to which the application relates is, or is part of, an agricultural holding**

* "owner" is a person with a freehold interest or leasehold interest with at least 7 years left to run.

** "agricultural holding" has the meaning given by reference to the definition of "agricultural tenant" in section 65(8) of the Act.

NOTE: You should sign Certificate B, C or D, as appropriate, if you are the sole owner of the land or building to which the application relates but the land is, or is part of, an agricultural holding.

Person Role

- The Applicant
 The Agent

Title

Mr

First Name

Patrick

Surname

Cuddy

Declaration Date

30/08/2023

Declaration made

Declaration

I/We hereby apply for Householder planning permission as described in the questions answered, details provided, and the accompanying plans/drawings and additional information.

I/We confirm that, to the best of my/our knowledge, any facts stated are true and accurate and any opinions given are the genuine opinions of the person(s) giving them.

I/We also accept that, in accordance with the Planning Portal's terms and conditions:

- Once submitted, this information will be made available to the Local Planning Authority and, once validated by them, be published as part of a public register and on the authority's website;
- Our system will automatically generate and send you emails in regard to the submission of this application.

I / We agree to the outlined declaration

Signed

Patrick Cuddy

Date

30/08/2023

HOUSEHOLDER PLANNING APPEAL

Appendix C: Planning Application Drawings

Includes A1 landscape pages

LPA REFERENCE: NYM/2023/0569

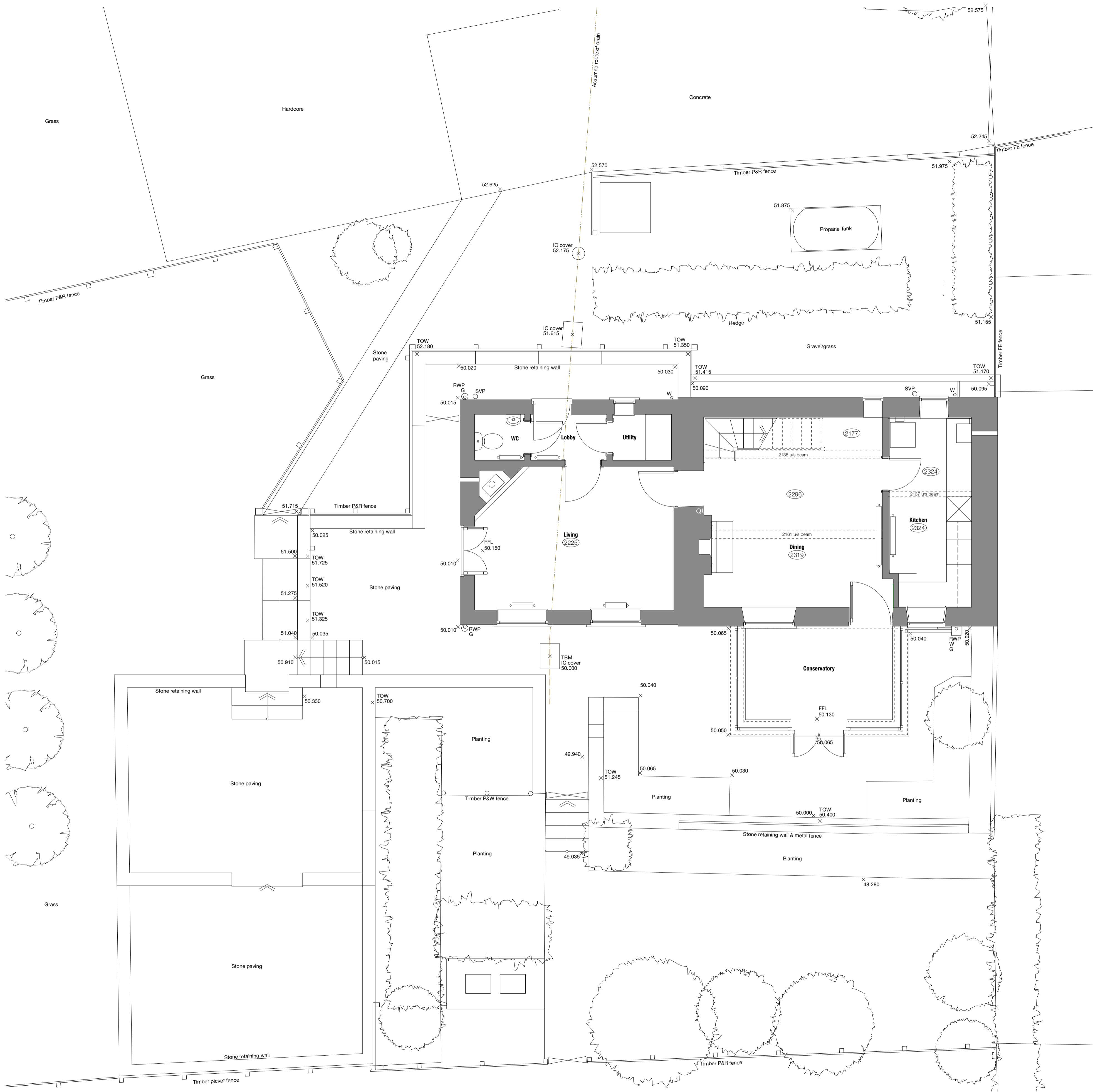
Quarry Cottage, Raw, Whitby YO22 4PP

Town Farm House
9 High Market Place
Kirkbymoorside
York YO62 6AT

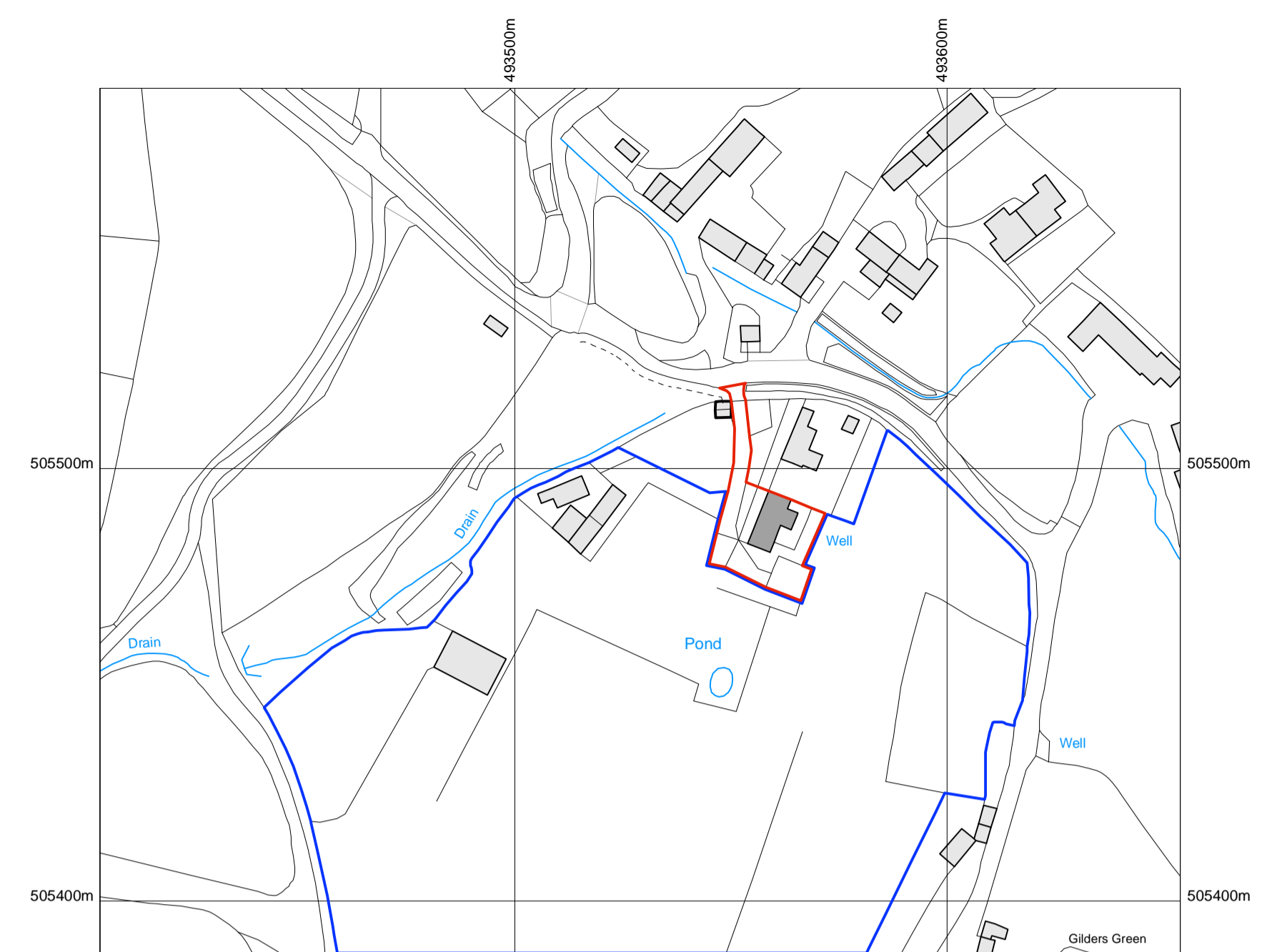
01751 269312

www.pcarchitect.co.uk

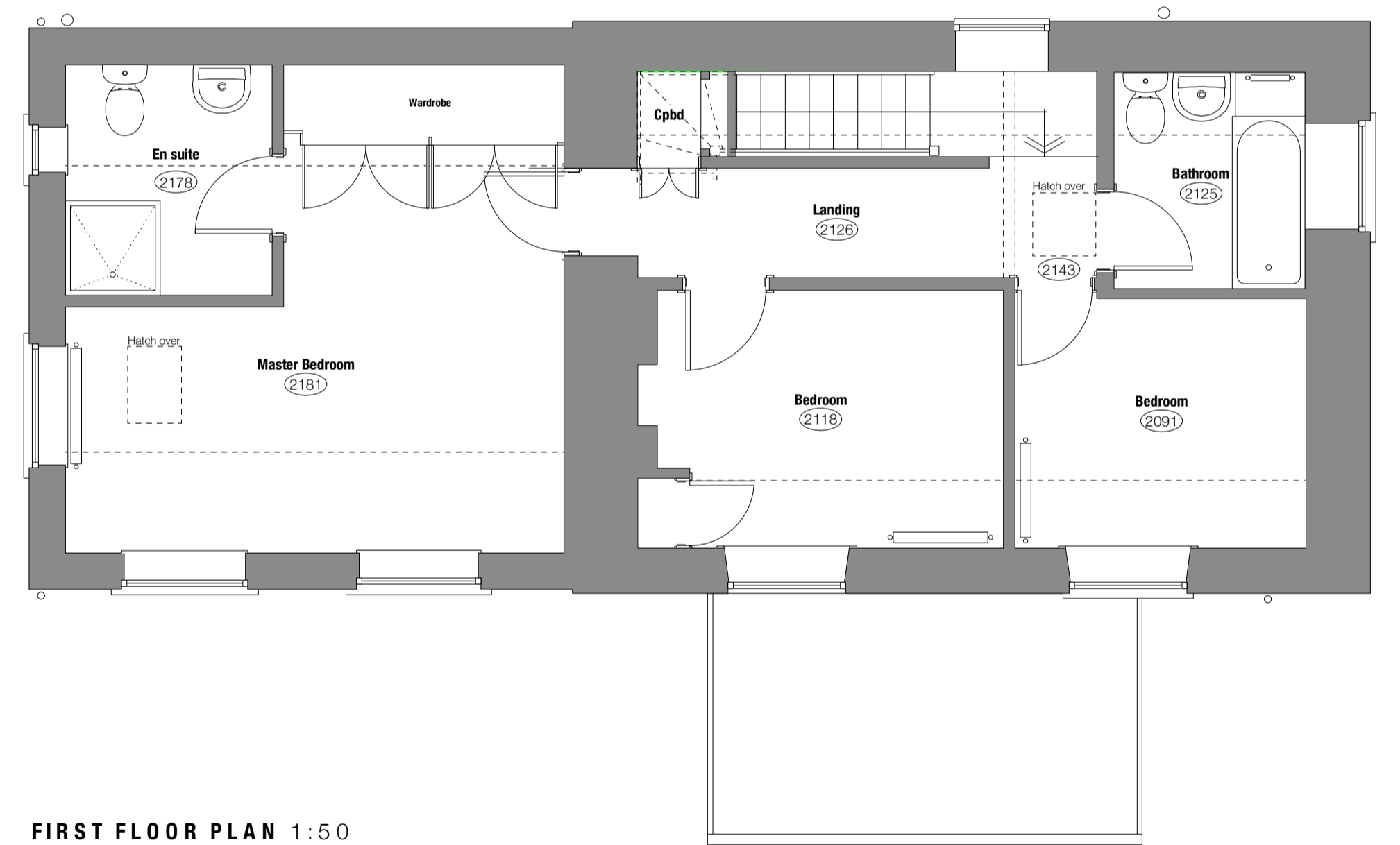
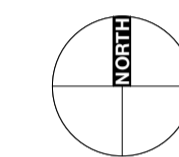
RIBA  **pca**



GROUND FLOOR & SITE PLAN 1:100



SITE LOCATION PLAN 1:1250



FIRST FLOOR PLAN 1:50

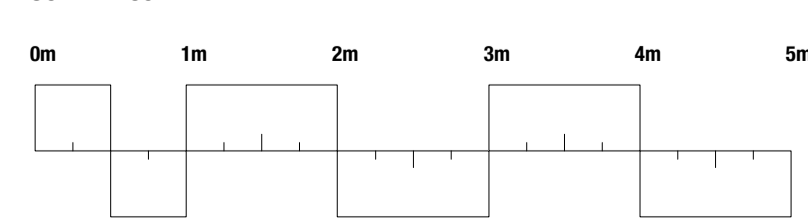
NOTES:

- 1 Site Plan based on Ordnance Survey data (licence number 100041041), site dimensions and information interpolated from photographs.
- 2 All levels relate to temporary bench mark, at IC cover approximately 750mm to southeast of existing extension.

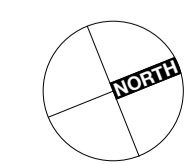
KEY:

- | | | | |
|------------|----------------------|----------------|------------------------------|
| Blr | Boiler | W | Waste pipe |
| F | Boiler or stove flue | FE | Feather edged board fence |
| V | Extract vent | P&R | Post & horizontal rail fence |
| G | Gully | P&W | Post & wire fence |
| IC | Inspection chamber | | |
| RWP | Rainwater downpipe | | |
| SVP | Soil & vent pipe | | |

SCALE: 1:50



existing



pca

Revisions
A 30/05/23 PC Ownership boundary corrected, fences etc updated.
B 11/09/23 PC Redline boundary revised & blue line boundary added.

Drawing
Existing Plans

Client
Mr & Mrs Metters

Proposed Extension & Alterations
Quarry Cottage, Raw YO22 4PP

Chartered Architect
patrick cuddy architect
 Town Farm House
 9 High Market Place
 Kirkby Moorside
 York YO22 6AT

Job No. **0047** Date **09/2021** Scale(s) **1:1250 / 1:50** Sheet size **A1** Drawing No. **EX_001** Rev. **B**

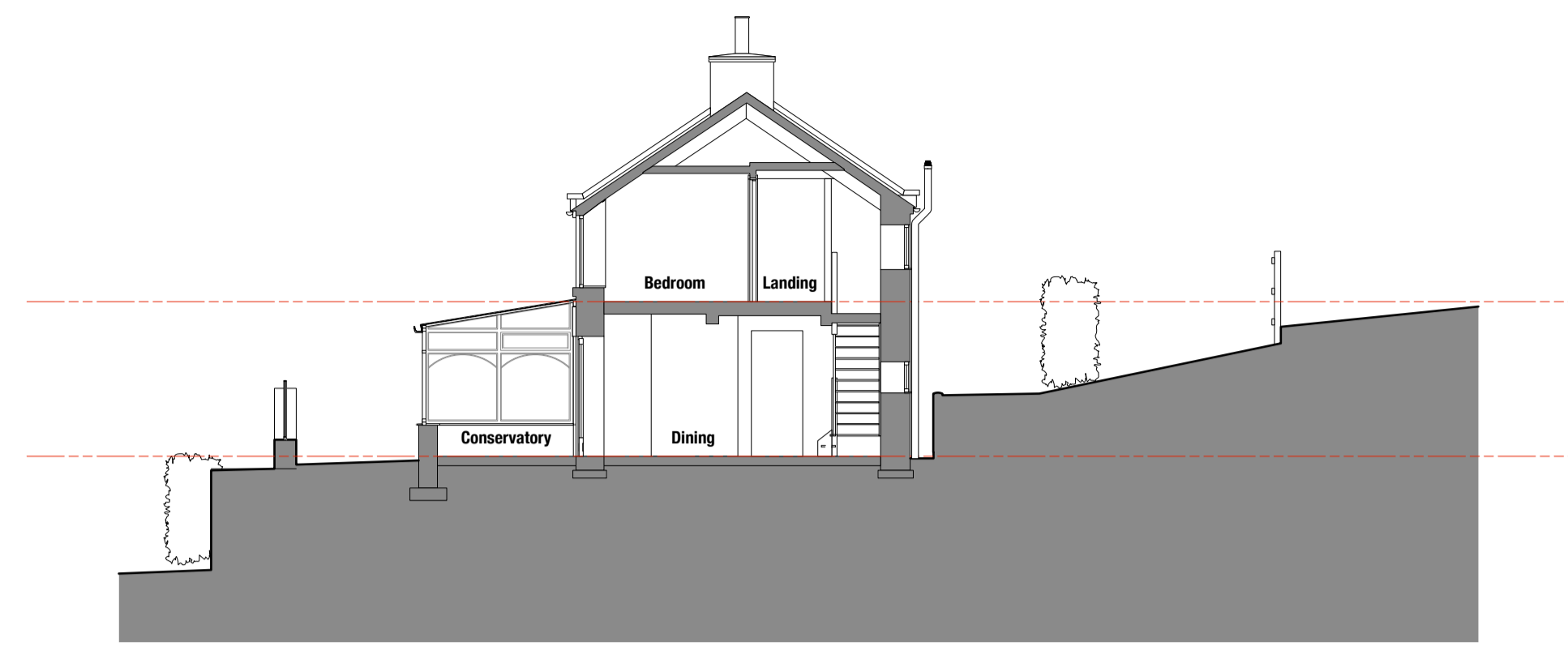


DATUM
45.0m

1 SOUTH WEST ELEVATION 1:100



2 SOUTH EAST ELEVATION 1:100

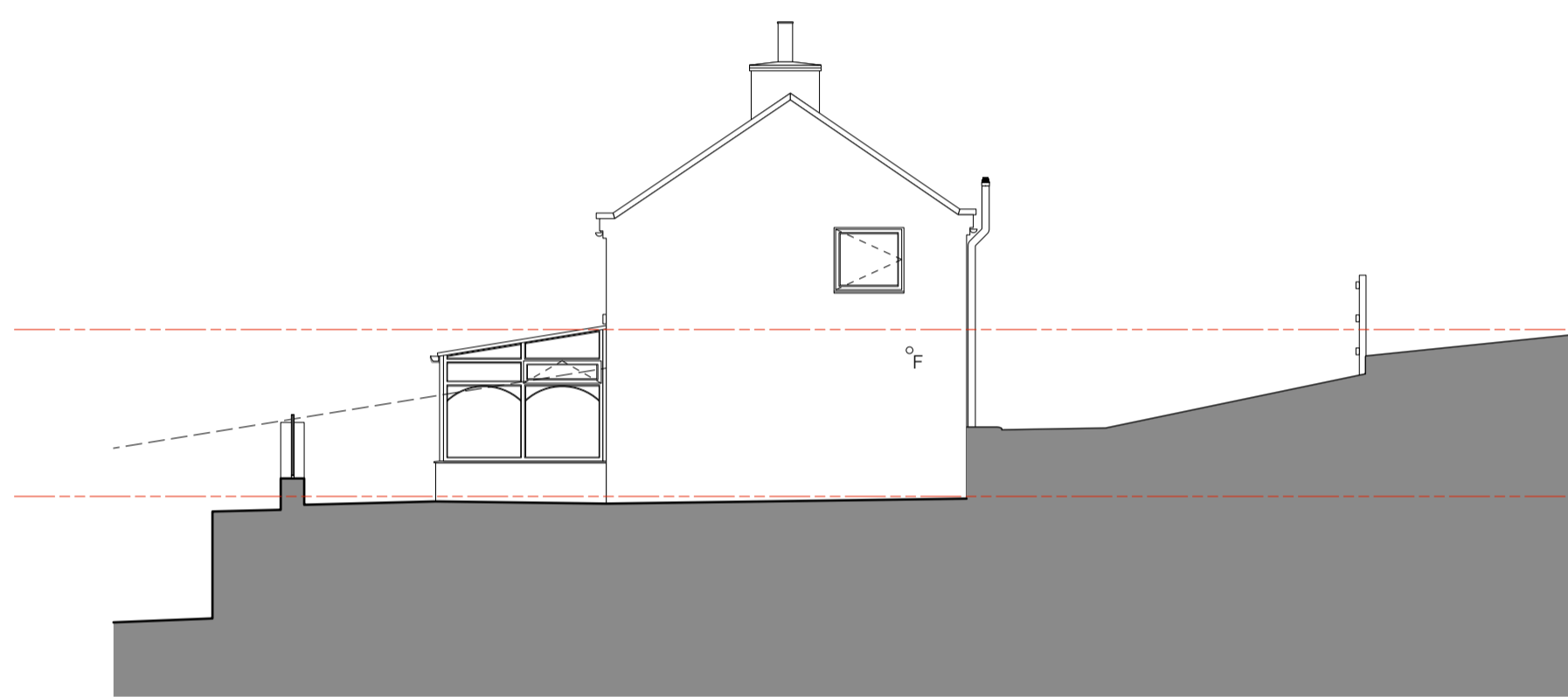


SECTION A - A 1:100

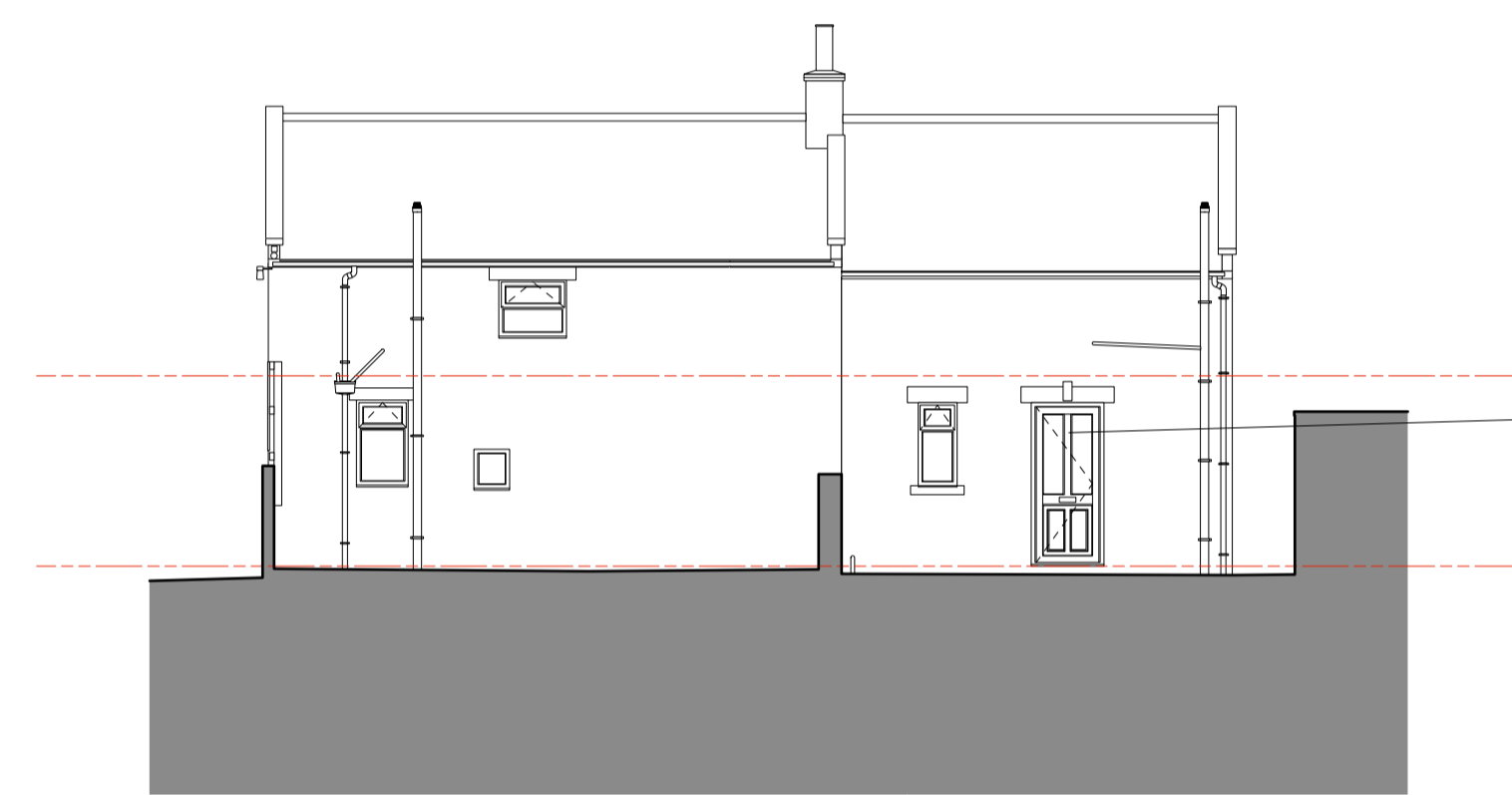


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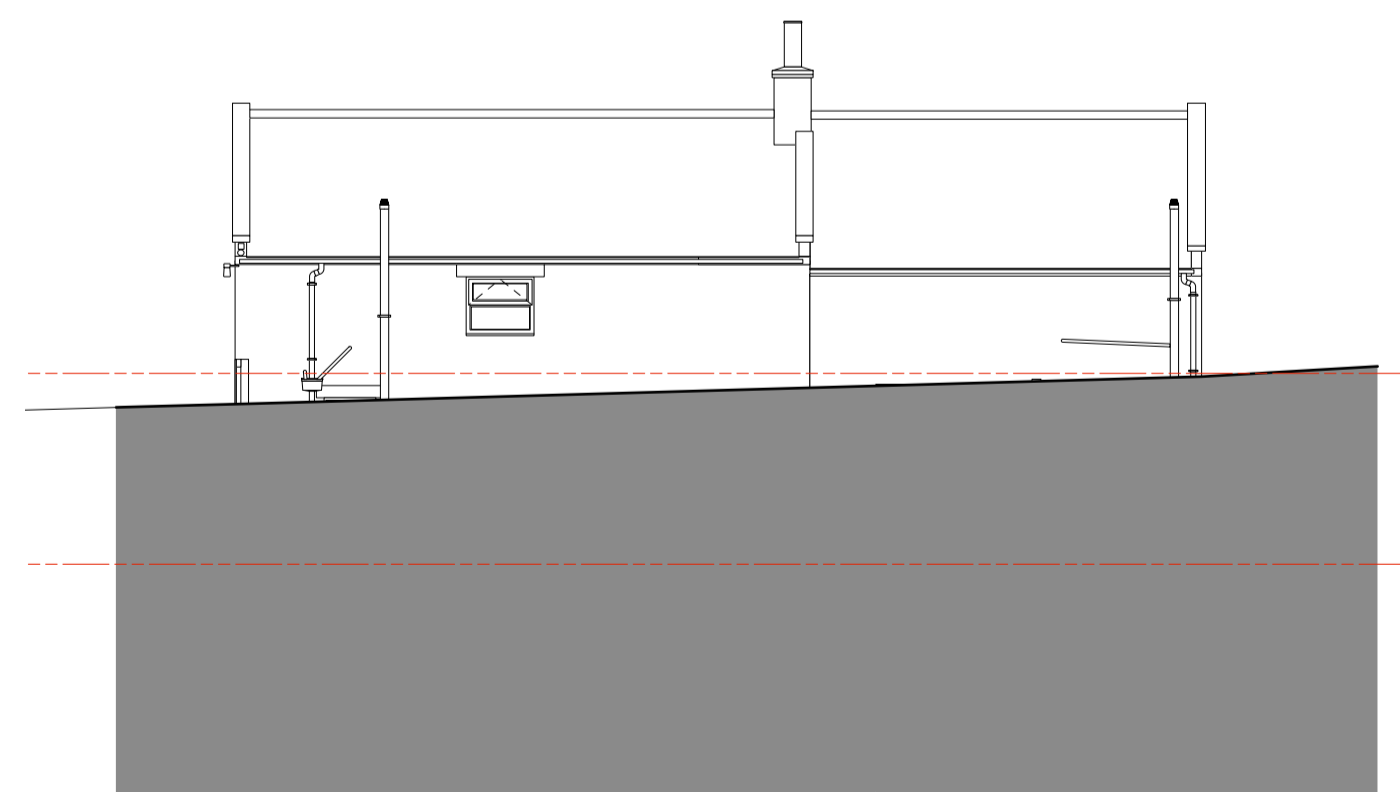
SECTION B - B 1:100



3 NORTH EAST ELEVATION 1:100



4 NORTH WEST ELEVATION 1:100



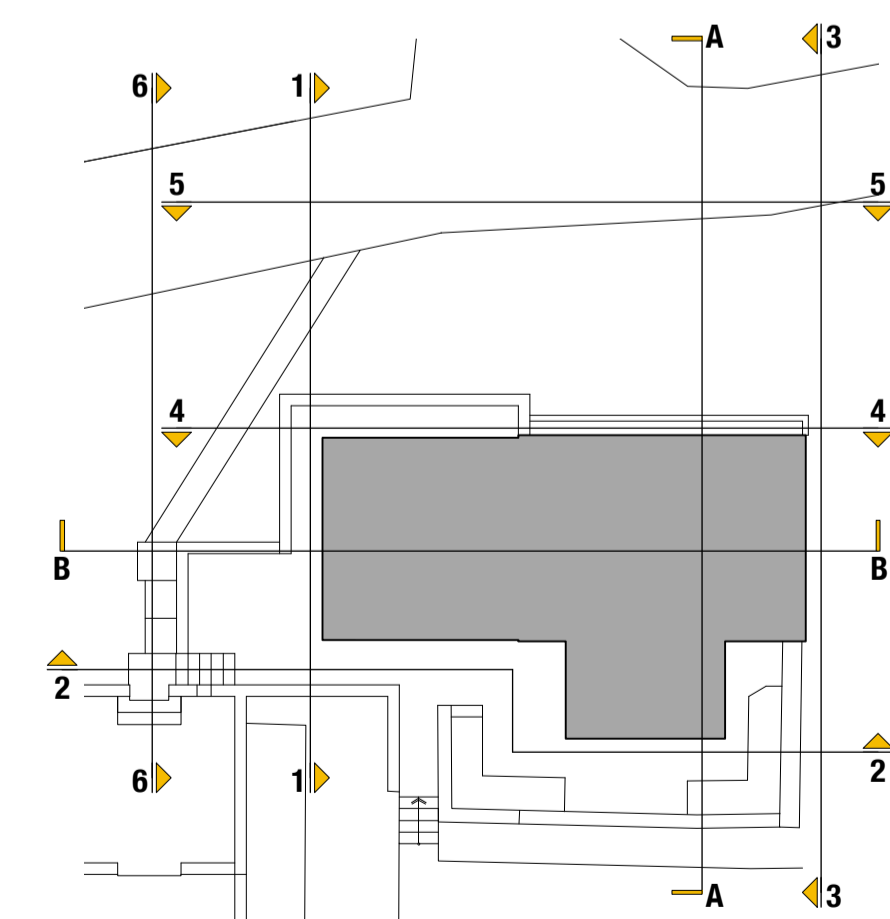
DATUM
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5 NORTH WEST ELEVATION 1:100



DATUM
45.0m

6 SOUTH WEST ELEVATION 1:100



KEY TO SECTIONS & ELEVATIONS 1:200

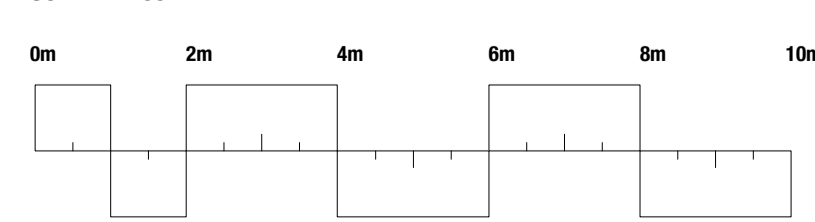
NOTES:

- Site Plan based on Ordnance Survey data (licence number 100041041), site dimensions and information interpolated from photographs.
- All levels relate to temporary bench mark at IC cover approximately 750mm to southeast of existing extension.

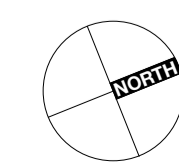
KEY:

- | | |
|-------------------------------|---|
| Blr Boiler | W Waste pipe |
| F Boiler or stove flue | FE Feather edged board fence |
| V Extract vent | FSR Post & horizontal rail fence |
| G Gully | FSW Post & wire fence |
| IC Inspection chamber | |
| RWP Rainwater downpipe | |
| SVP Soil & vent pipe | |

SCALE: 1:100



existing



pca

Revisions

Drawing
Existing Elevations & Sections

Client
Mr & Mrs Metters

Project
**Proposed Extension & Alterations
Quarry Cottage, Raw YO22 4PP**

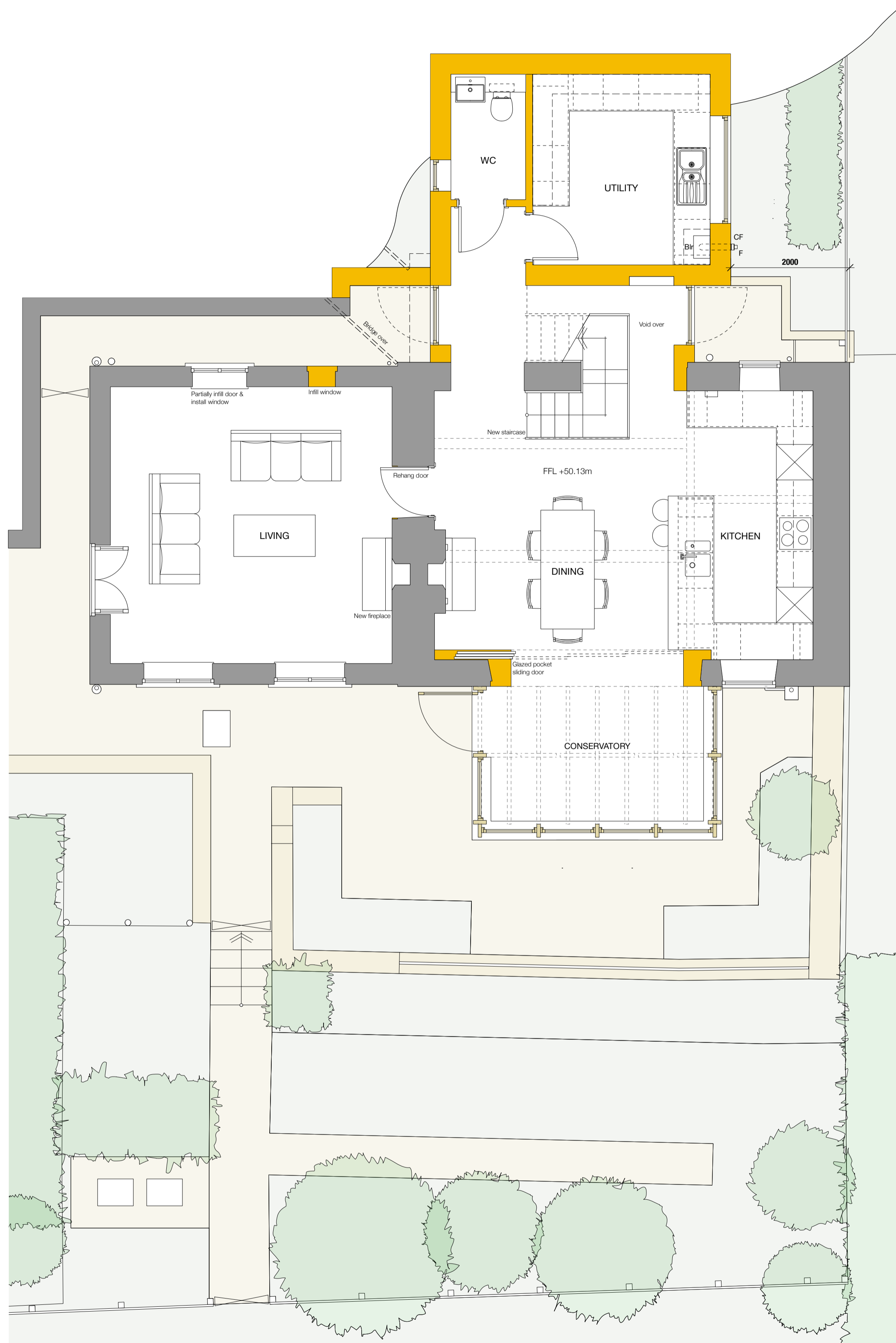
patrick caddy architect

Town Farm House
9 High Market Place
Kirkby moorside
York YO22 6AT

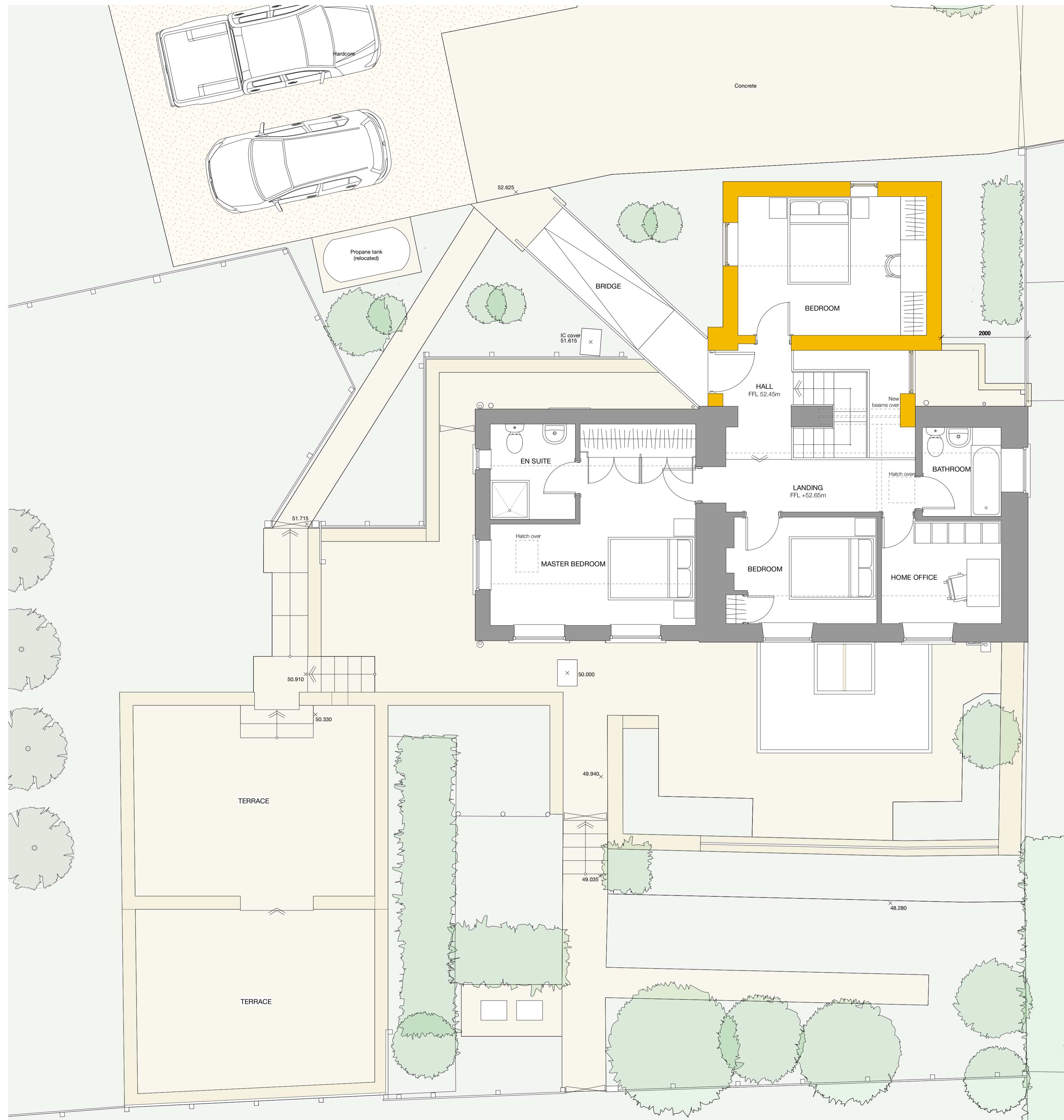
Chartered Architect
01753 289312
paddy@pcarchitect.co.uk
www.pcarchitect.co.uk

Job No. **0047** Date **09/2021** Scale(s) **1:100** Sheet size **A1** Drawing No. **EX_002** Rev. **-**

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Please do not scale from this drawing.
If in doubt please ask.



GROUND FLOOR PLAN 1:50





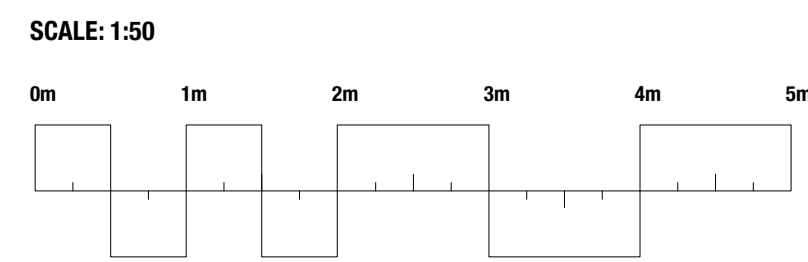
FIRST FLOOR & PART SITE PLAN 1:50

NOTES:

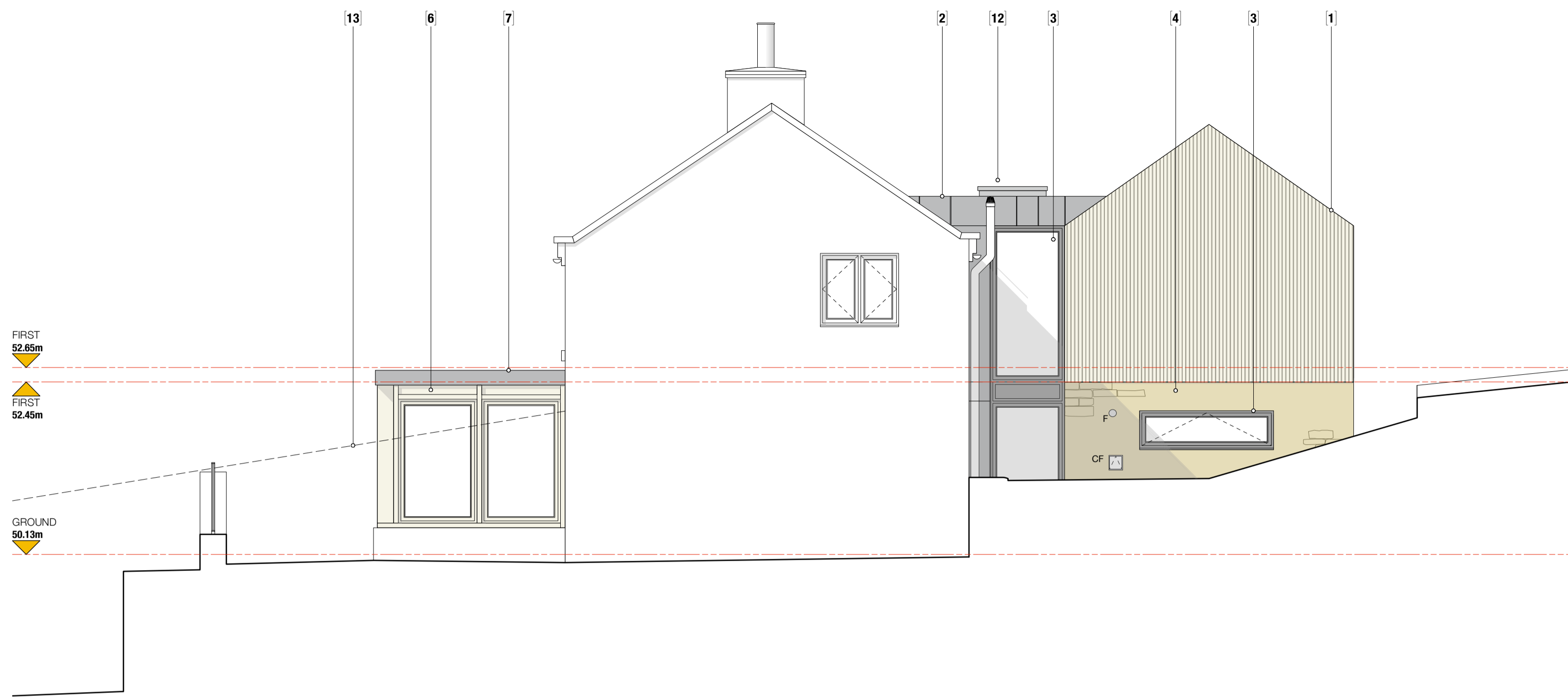
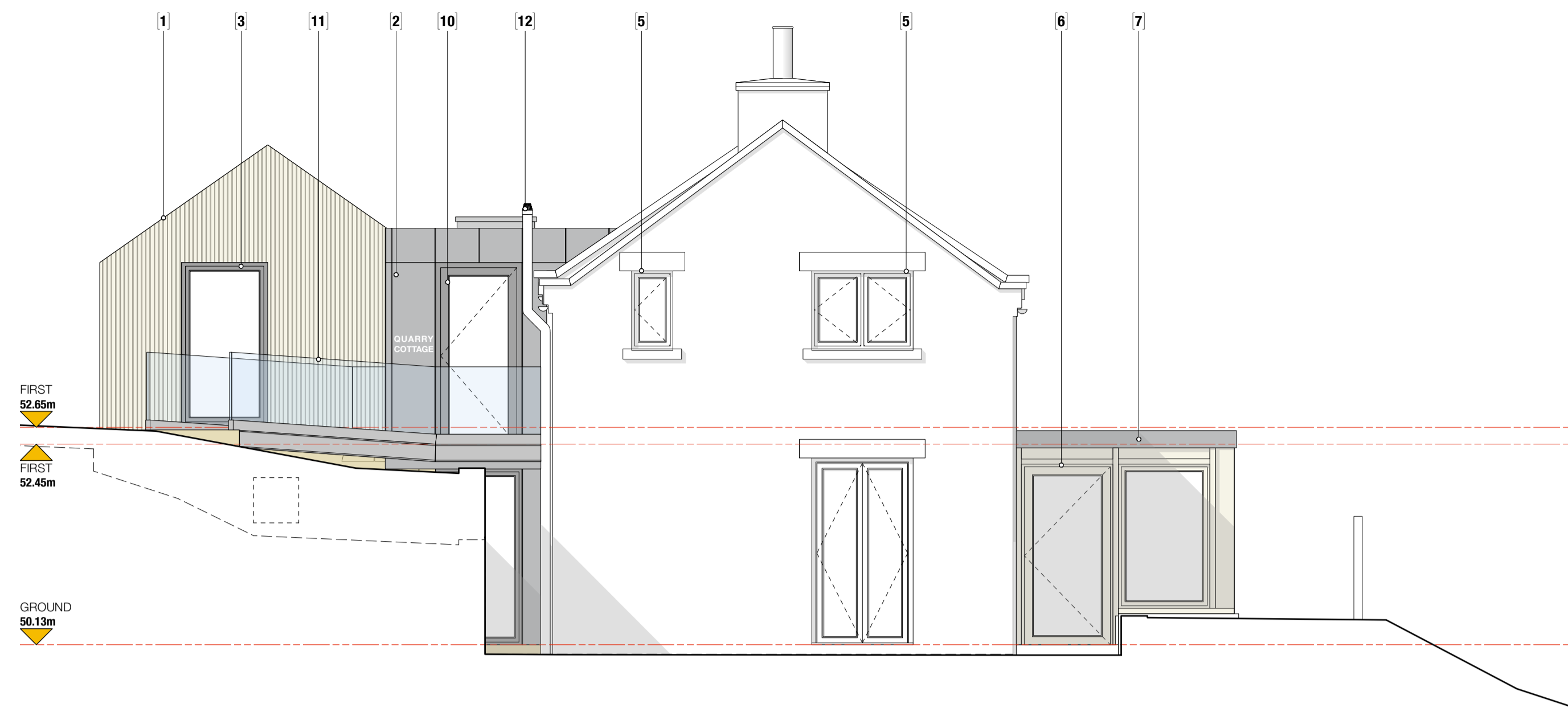
- 1 Site Plan based on Ordnance Survey data (licence number 100041041), site dimensions and information interpolated from photographs.
- 2 All levels relate to temporary bench mark, at IC cover approximately 750mm to southeast of existing extension.

KEY:

Blr Boiler	W Waste pipe	 Existing walls
F Boiler or stove flue	FE Feather edged board fence	 New walls
V Extract vent	P&R Post & horizontal rail fence	
G Gully	P&W Post & wire fence	
IC Inspection chamber	CF Through wall cat flap	
RWP Rainwater downpipe		
SVP Soil & vent pipe		



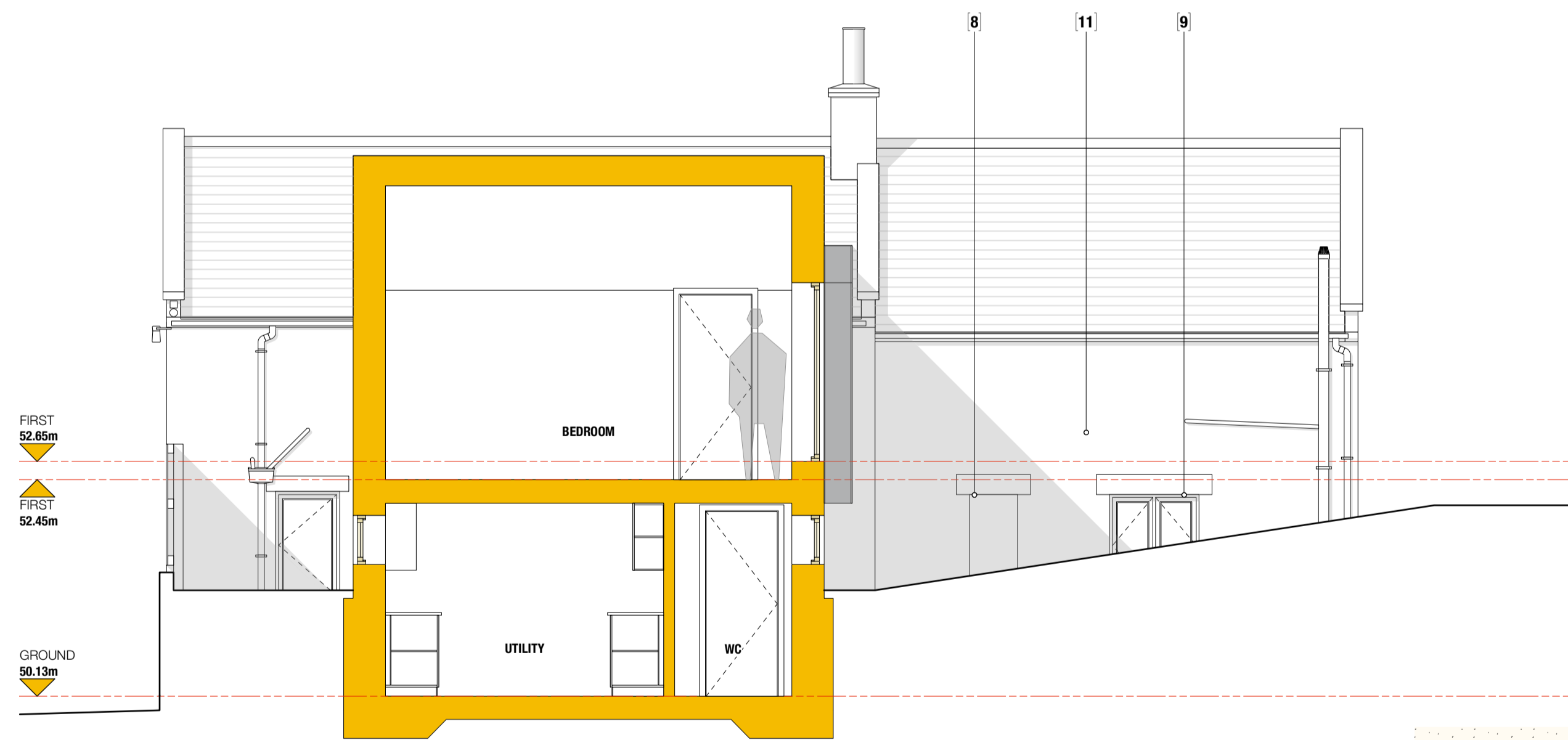
Revisions	Drawing	Client	Mr & Mrs Metters	patrick cuddy architect
	Proposed Floor Plans	Project	Proposed Extension & Alterations Quarry Cottage, Raw YO22 4PP	Town Farm House 9 High Market Place Kirkby Moorside York YO22 6AT
		Job No.	0047	Chartered Architect 01753 289312 paddy@pcarchitect.co.uk www.pcarchitect.co.uk
		Date	08/2023	Sheet size
		Scale(s)	1:50	A1
		Drawing No.	PL_001	Rev.



1 SOUTH WEST ELEVATION
1:50



3 NORTH EAST ELEVATION
1:50



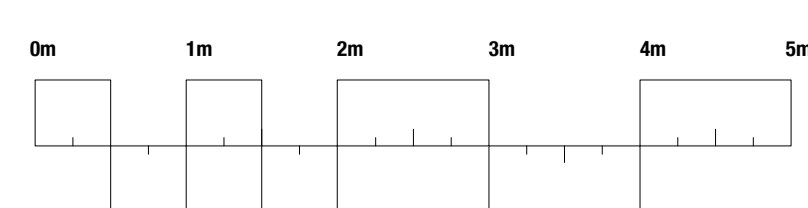
2 SOUTH EAST ELEVATION
1:50

NOTES:
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2 All levels relate to temporary bench mark, at IC cover approximately 750mm to southeast of existing extension.

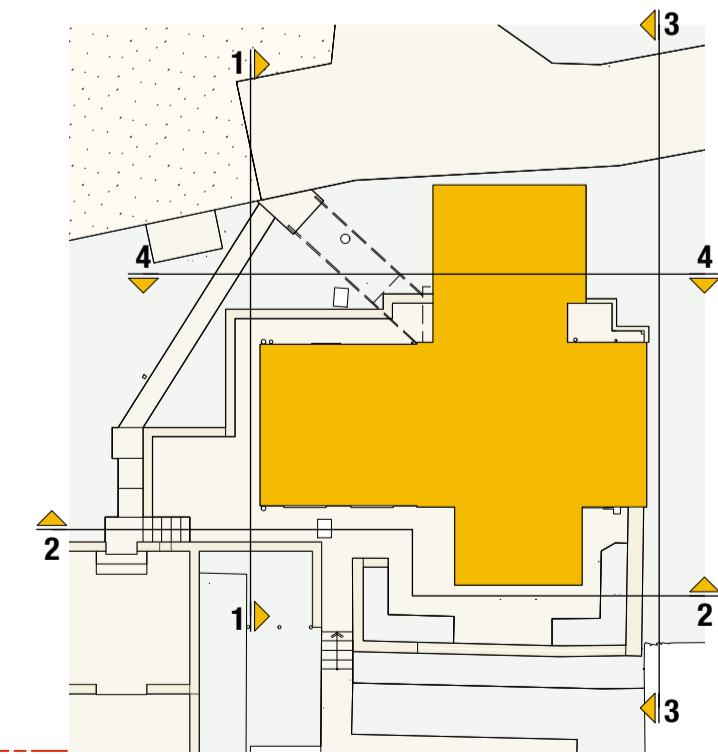
KEY TO ELEVATIONS & SECTIONS:

- 1. Vertical timber cladding to walls & roof
- 2. Pre-patinated grey zinc standing seam cladding
- 3. Powder coated aluminium & timber composite casement window
- 4. Natural stone to match existing
- 5. Replacement windows to match new casement windows
- 6. Timber framed replacement conservatory - timber to be pre-coated with accelerated weathering treatment
- 7. Pre-patinated grey flashing to edge of flat roof
- 8. Existing window infilled
- 9. Door opening partially infilled & window installed
- 10. Powder coated aluminium framed fully glazed door
- 11. Bridge to entrance door (omitted for clarity on North West Sectional Elevation)
- 12. Flat rooflight over stairwell
- 13. Existing boundary wall omitted for clarity
- F Boiler or stove flue
- CF Insulated through-wall cat flap

SCALE: 1:50



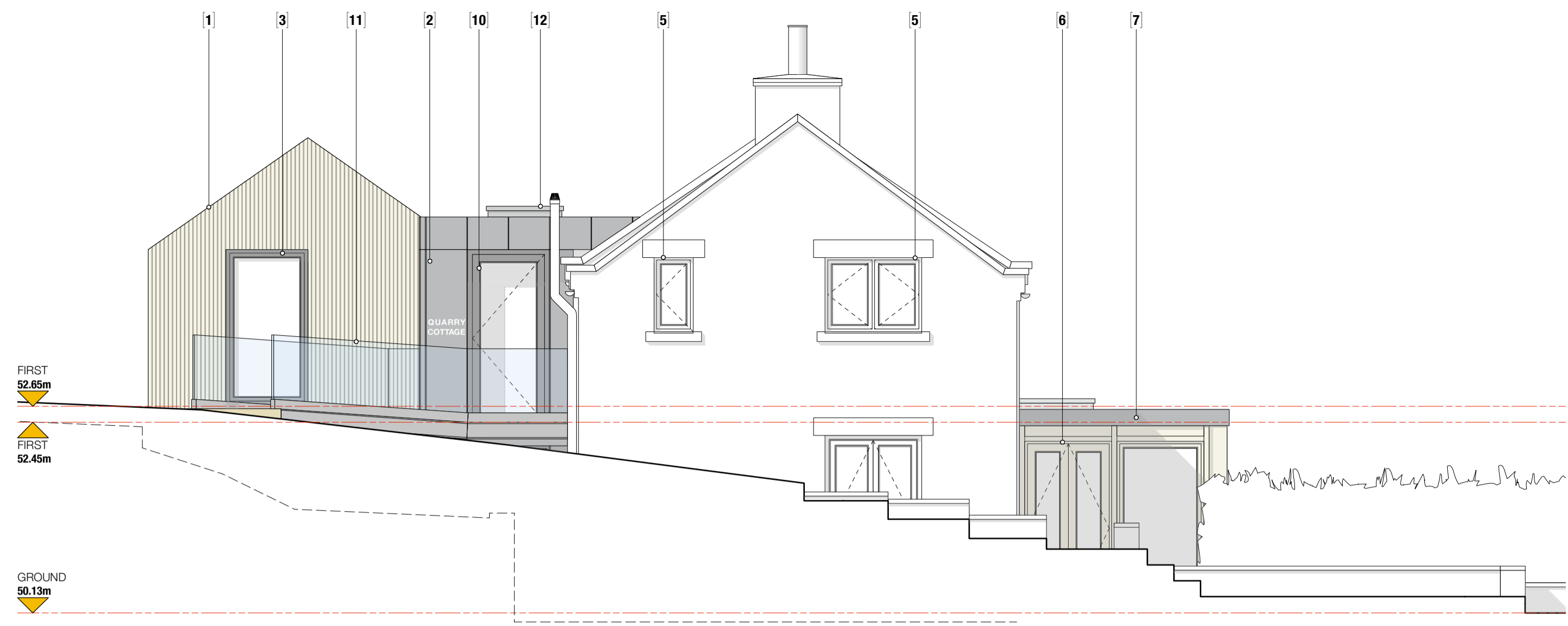
4 NORTH WEST SECTIONAL ELEVATION
1:50



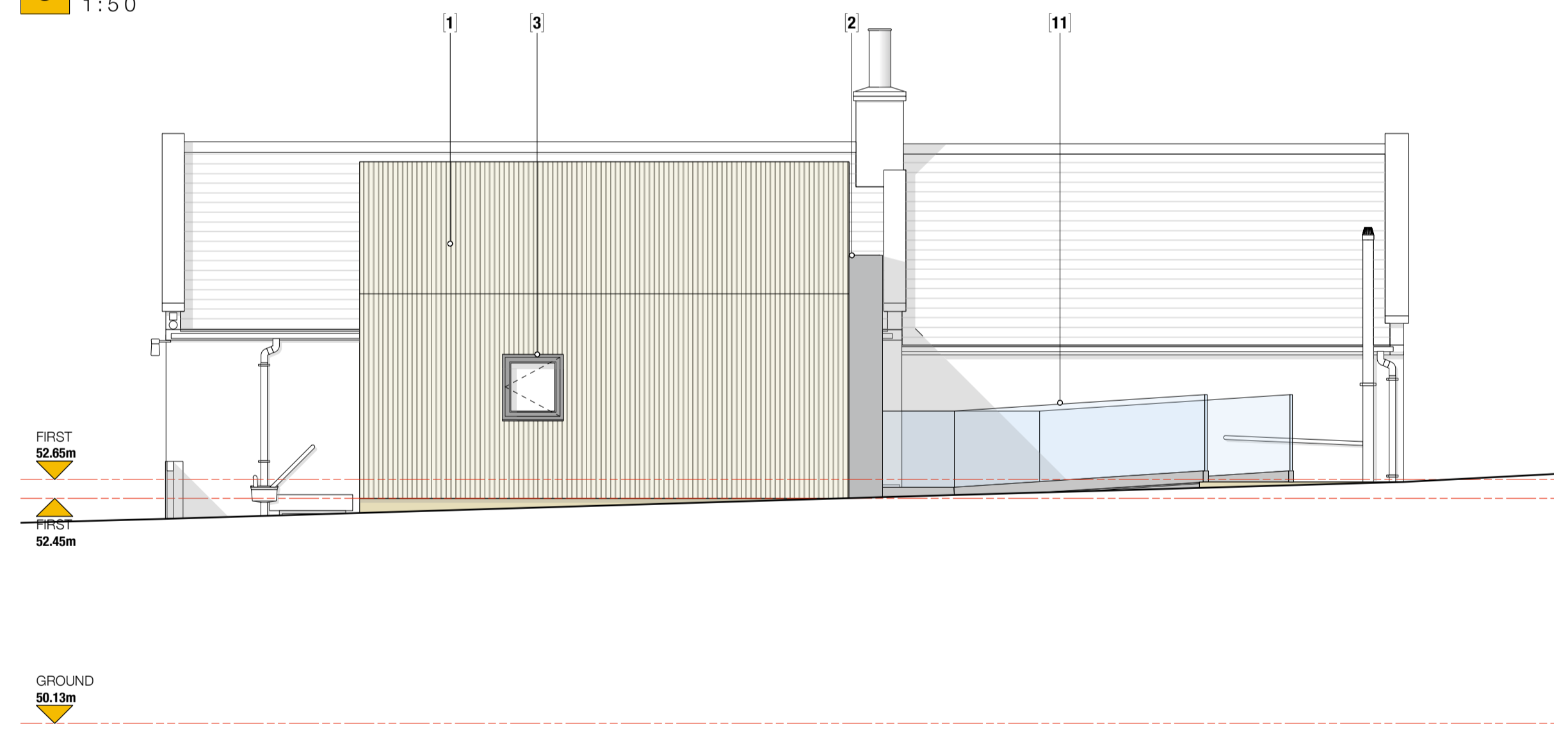
KEY TO SECTIONS & ELEVATIONS
1:250

planning pca

<p>Revisions</p> <p>Drawing: Proposed Elevations & Sections: Sheet 1</p> <p>Client: Mr & Mrs Metters</p> <p>Project: Proposed Extension & Alterations Quarry Cottage, Raw YO22 4PP</p> <p>Job No: 0047 Date: 08/2023</p> <p>Scale(s): 1:50 / 1:250</p> <p>Sheet size: A1</p> <p>Drawing No: PL_002</p>	<p>patrick cuddy architect</p> <p>Chartered Architect</p> <p>01753 289312</p> <p>paddy@pcarchitect.co.uk</p> <p>www.pcarchitect.co.uk</p>
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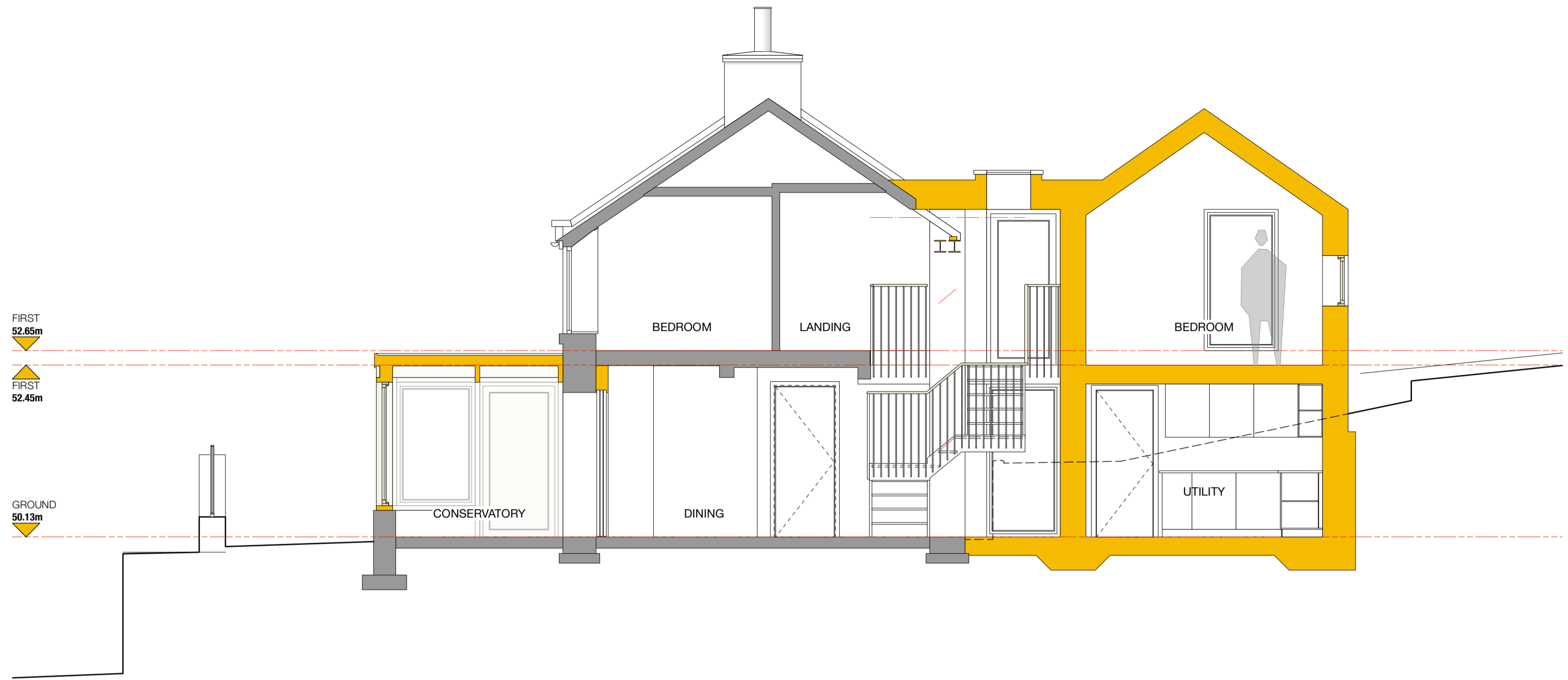


6 SOUTH WEST ELEVATION
1:50

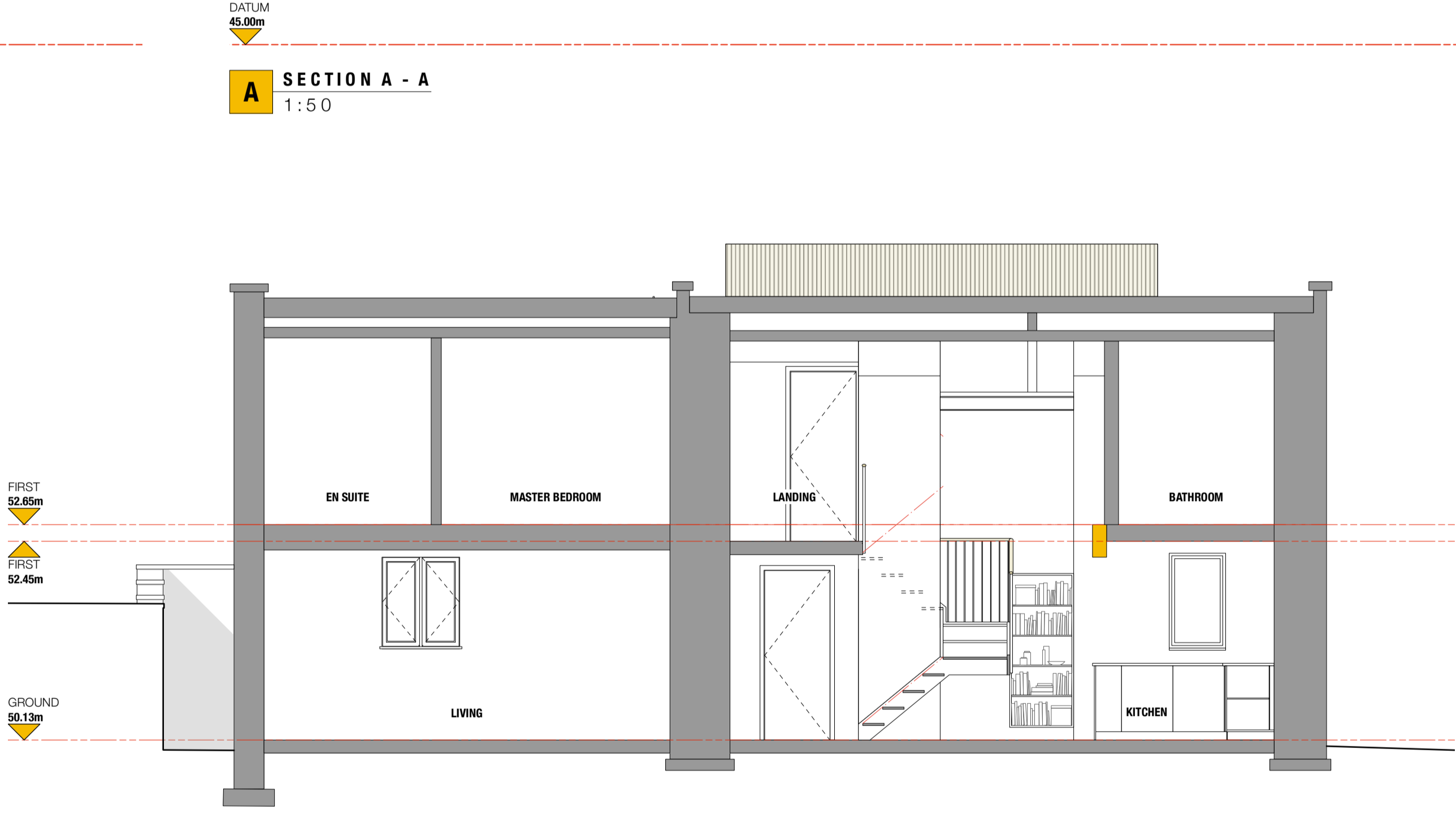


6 NORTH WEST ELEVATION
1:50

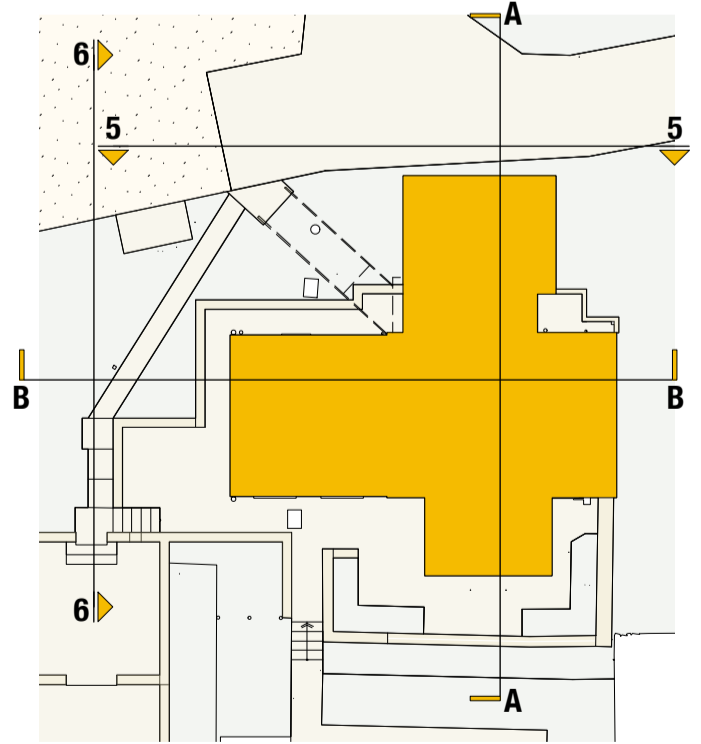
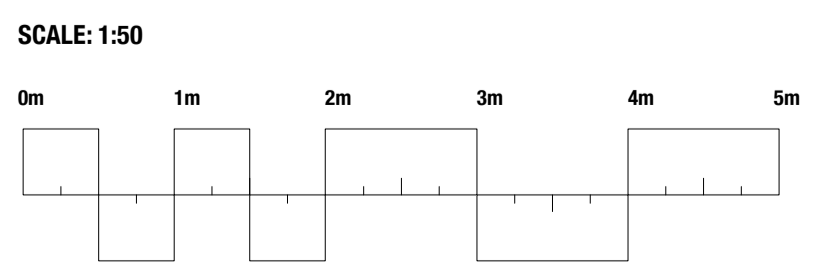
- NOTES:**
- Site Plan based on Ordnance Survey data (licence number 100041041), site dimensions and information interpolated from photographs.
 - All levels relate to temporary bench mark, at IC cover approximately 750mm to southeast of existing extension.
- KEY TO ELEVATIONS & SECTIONS:**
- | | | |
|---|---|---|
| 1. Vertical timber cladding to walls & roof | 6. Timber framed replacement conservatory - timber to be pre-coated with accelerated weathering treatment | 11. Bridge to entrance door (omitted for clarity on North West Sectional Elevation) |
| 2. Pre-patinated grey zinc standing seam cladding | 7. Pre-patinated grey flashing to edge of flat roof | 12. Flat rooflight over stairwell |
| 3. Powder coated aluminium & timber composite casement window | 8. Existing window infilled | 13. Existing boundary wall omitted for clarity |
| 4. Natural stone to match existing | 9. Door opening partially infilled & window installed | F Boiler or stove flue |
| 5. Replacement windows to match new casement windows | 10. Powder coated aluminium framed fully glazed door | CF Insulated through-wall cat flap |



A SECTION A - A
1:50



B SECTION B - B
1:50



KEY TO SECTIONS & ELEVATIONS
1:250

planning pca

<p>Revisions</p> <p>Drawing: Proposed Elevations & Sections: Sheet 2</p> <p>Client: Mr & Mrs Metters</p> <p>Project: Proposed Extension & Alterations Quarry Cottage, Raw YO22 4PP</p> <p>Job No: 0047 Date: 08/2023</p> <p>Scale(s): 1:50 / 1:250</p> <p>Sheet size: A1</p> <p>Drawing No: PL_003</p>	<p>patrick cuddy architect</p> <p>Town Farm House 9 High Market Place Kirkby Moorside York YO22 6AT</p> <p>Chartered Architect 01753 289312 paddy@pcarchitect.co.uk www.pcarchitect.co.uk</p>
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01 SKETCH VIEW LOOKING SOUTH NTS
From the drive towards Quarry Cottage



02 SKETCH VIEW LOOKING EAST NTS
From parking area towards new entrance



03 SKETCH VIEW LOOKING NORTH NTS
From steps towards the south west elevation



04 SKETCH VIEW LOOKING EAST NTS
From field towards the north west elevation



05 SKETCH VIEW LOOKING NORTH NTS
From field towards the south west elevation



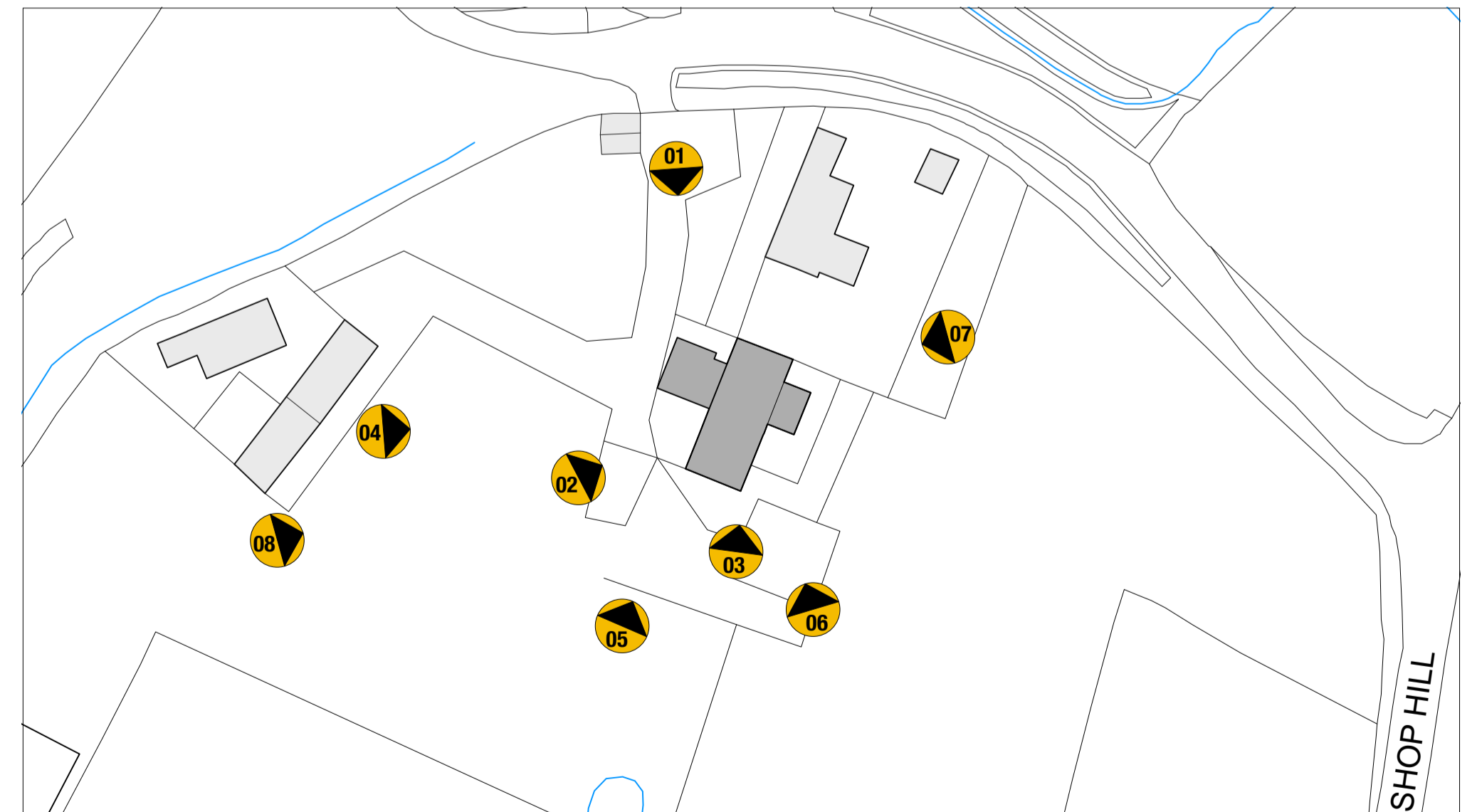
06 SKETCH VIEW LOOKING NORTH NTS
From the terrace towards the south west corner



07 SKETCH VIEW LOOKING NORTH WEST NTS
From neighbouring property towards Quarry Cottage

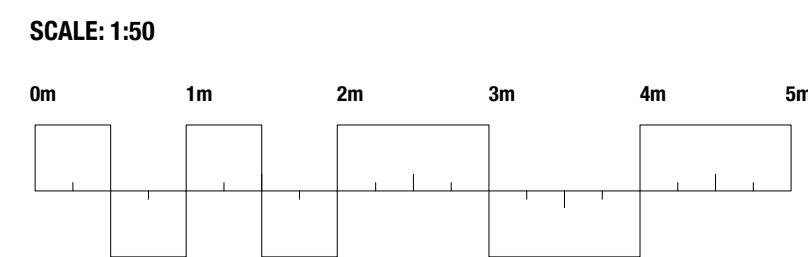


08 ISOMETRIC VIEW LOOKING SOUTH EAST NTS
Towards Quarry Cottage with Bank Cottage to the left



KEY SKETCH VIEW LOCATIONS 1:500
Views 1-8

NOTES:



planning pca

<p>Revisions</p> <p>Drawing: Proposed Sketch Images</p> <p>Client: Mr & Mrs Metters</p> <p>Project: Proposed Extension & Alterations Quarry Cottage, Raw Y022 4PP</p> <p>Job No: 0047 Date: 08/2023</p> <p>Scale: 1:50 / 1:250</p> <p>Sheet size: A1</p> <p>Drawing No: PL_004</p>	<p>patrick cuddy architect</p> <p>Town Farm House 9 High Market Place Kirkby moorside York YO22 6AT</p> <p>Chartered Architect 01753 289312 paddy@pcarchitect.co.uk www.pcarchitect.co.uk</p>
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HOUSEHOLDER PLANNING APPEAL

Appendix D: Design & Access Statement

Includes A4 landscape pages

LPA REFERENCE: NYM/2023/0569

Quarry Cottage, Raw, Whitby YO22 4PP

Town Farm House
9 High Market Place
Kirkbymoorside
York YO62 6AT

01751 269312

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RIBA  **pca**

DESIGN & ACCESS STATEMENT

Version 1.0 Issued: 30 August 2023

Proposed extension to dwellinghouse Quarry Cottage, Raw, Whitby YO22 4PP



PCA_0047_D&S_v1.0

Town Farm House
9 High Market Place
Kirkbymoorside
York YO62 6AT
01751 269312
www.pcarchitect.co.uk

RIBA  **pca**

DESIGN & ACCESS STATEMENT

LOCATION

Quarry Cottage, Raw, Whitby YO22 4PP

DESCRIPTION

Construction of two storey extension (partially underground) along with the alteration of openings to the north west elevation, removal of a uPVC framed conservatory and replacement with timber framed conservatory to the south east elevation of existing dwelling

CLIENT/APPLICANTS

Mr & Mrs Metters
Quarry Cottage, Raw, Whitby YO22 4PP

AGENT

Patrick Cuddy Architect
Town Farm House, 9 High Market Place, Kirkbymoorside, York YO62 6AT
01751 269312
www.pcarchitect.co.uk

LOCAL PLANNING AUTHORITY

North York Moors National Park Authority
The Old Vicarage, Bondgate, Helmsley YO62 5BP
01439 772700
www.northyorkmoors.org.uk

PLANNING PORTAL REFERENCE

PP-12116845

Project Details

- 1 Introduction
- 2 Site
- 3 Planning Background
- 4 Planning Policy
- 5 Proposals
- 6 Drawings

1.0 Introduction

1.1 This Design & Access Statement is prepared to accompany a householder planning application to the North York Moors National Park Authority under the Town and Country Planning Act 1990 for an extension, replacement conservatory and replacement windows to Quarry Cottage on behalf of the applicants, Mr & Mrs Metters, upon the land outlined in red on the site location plan (drawing EX_001).

1.2 The statement is prepared by Patrick Cuddy who is a chartered architect and registered with the Architect's Registration Board to practice as an architect under the Architects Act 1997. The drawings accompanying the application have also been prepared entirely by Patrick Cuddy (PCA).

1.3 The list of documents forming the application is as follows:

Ref	Name/Description	Prepared by
-	The completed application form and ownership certificates	PCA
EX_001	Existing Plans	PCA
EX_002	Existing Elevations & Section	PCA
PL_001	Proposed Plans	PCA
PL_002	Proposed Elevations & Sections: Sheet 1	PCA
PL_003	Proposed Elevations & Sections: Sheet 2	PCA
PL_004	Proposed Sketch Images	PCA
PCA_0047_D&A_v1-	Design & Access Statement	PCA

1.4 Unless stated otherwise, all the photographs or illustrations contained in this Design & Access Statement were taken or produced by Patrick Cuddy.

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2.0 Site

2.1 Quarry Cottage is a dwelling located off the unclassified road (U2349/1/30) known as Shop Hill in the hamlet of Raw within the North York Moors National Park. The Cottage is situated in the northern portion of the site. Also on the site is a detached residential annex, a store/shelter and a livestock building, located to the west and south west of the dwelling respectively. Refer to Figs. 1 and 2.

2.2 Raw is a hamlet that stretches along the U2349 as it climbs to meet the A171 Scarborough to Whitby road. The Shop Hill winds around the north eastern corner of the Applicants' land climbing to a vehicular access serving both Quarry Cottage and its neighbour Bank Cottage. Although a hamlet, the settlement is sometimes described as a village due to the proximity of St Stephen's Church which is the former parish church of Fylingdales.

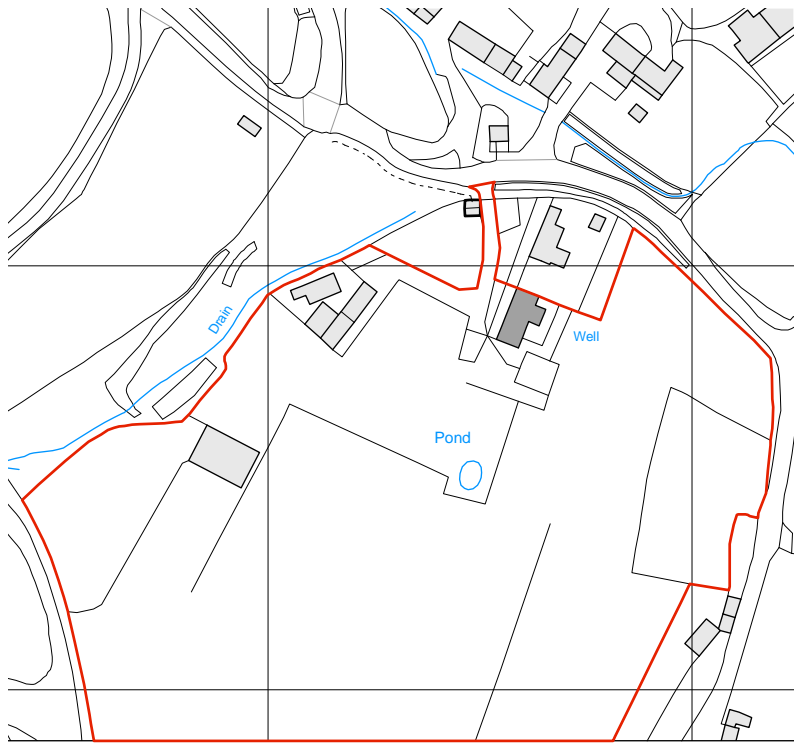


Fig.1: Site Location (not to scale). Extract from the Site Location Plan. Crown Copyright and database rights Ordnance Survey licence number 100041041.



Fig. 2: Satellite image showing site location. A = Quarry Cottage, B = Annex & lean-to shelter, C = Field shelter, D=Livestock shelter. Image credit: Google Maps.

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2.3 The site, comprising a smallholding extending to some 2.049 hectares (measured using Ordnance Survey data), including the cottage, barns and a residential annex along with other small ancillary structures, was purchased by the Applicants in 2020 for £585,000. Refer to Fig. 3 for the extent of land in addition to Quarry Cottage and its domestic garden.

2.4 The land has been used in the past to produce haylage and graze livestock and the Applicants currently keep animals for recreation purposes, resulting in some produce for their own use - refer to Section 5.

2.5 The overall site broadly slopes from the west and north-west down to the east with the Cottage built into the slope where the gradient is steeper. Viewed from the north west within the site only the upper floor and roof of the Cottage is visible, whereas from Shop Hill to the south east the view of the Cottage is limited - refer to Figs 5, 6 and 18.

2.6 The wider site is enclosed by a combination of mixed native hedges, timber fences of various types, as well as stone walls. The majority of trees are to the eastern portion of the site, with the majority of land used as pasture for domesticated animals as mentioned previously.

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Fig. 3: Extract from one of the Deeds Plans showing the extent of ownership to the south west, Quarry Cottage indicated by red dot. Not to scale. Image credit: Applicant.

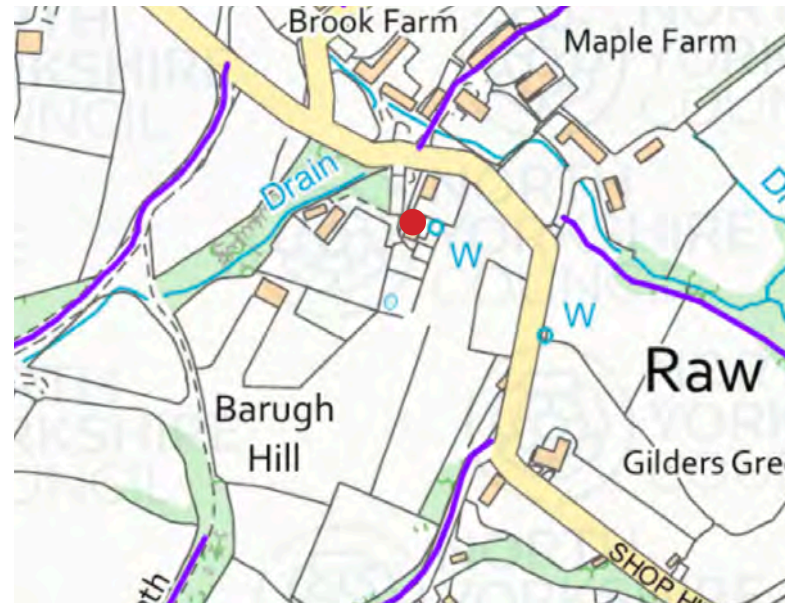


Fig. 4: Extract from the online map of Public Rights of Way. PROWs indicated by purple lines, Quarry Cottage indicated by red dot. Image credit: North Yorkshire Council.



Fig. 5: View looking north-west from Shop Hill towards Quarry Cottage. The land in the foreground belongs to Quarry Cottage. Image credit: Google Streetview.



Fig. 6: View looking west from Shop Hill up towards Quarry Cottage on the left and Bank Cottage on the right. Image credit: Google Streetview.



Fig. 7: Drone view from the south looking north with the slate roof of Quarry Cottage standing out against its neighbours. Image credit: Richardson & Smith Estate Agent.



Fig. 8: Drone view from the south looking north east showing Quarry Cottage front right with the residential annex beyond. Image credit: Richardson & Smith Estate Agent.

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2.7 The nearby redundant sandstone quarry to the west of the site may have had a connection to the Cottage (the estate agent's sales particulars described it as a redundant quarryman's cottage) other than just the name, but the quarry ceased operation sometime after the 1853 version of the Ordnance Survey Six Inch Scale map and prior to the publication of the next issue. It is possible, if not highly likely, that the stone for the Cottage as well as other buildings in the vicinity came from this local quarry.

2.8 There are no Public Rights of Way on or across the site, although there are two footpaths that skirt the land and a third that approaches it but stops short. Due to the nature of the topography however, there are a few, in any, opportunities to view Quarry Cottage itself. Refer to Fig. 4.

2.9 There are mid to long distance views to the south-east towards Robin Hood's Bay from most points on the site although the views are more expansive from the higher ground beyond the cottage. Refer to Fig. 9.

2.10 The site lies entirely within Flood Zone 1 according to the Government's online Flood map for planning service, which is an area with a low probability of flooding from rivers or the sea. Refer to Fig. 10.

Project Details

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Fig. 9: View looking east towards the Annex with Quarry Cottage beyond to the right. Image credit: Richardson & Smith Estate Agent.

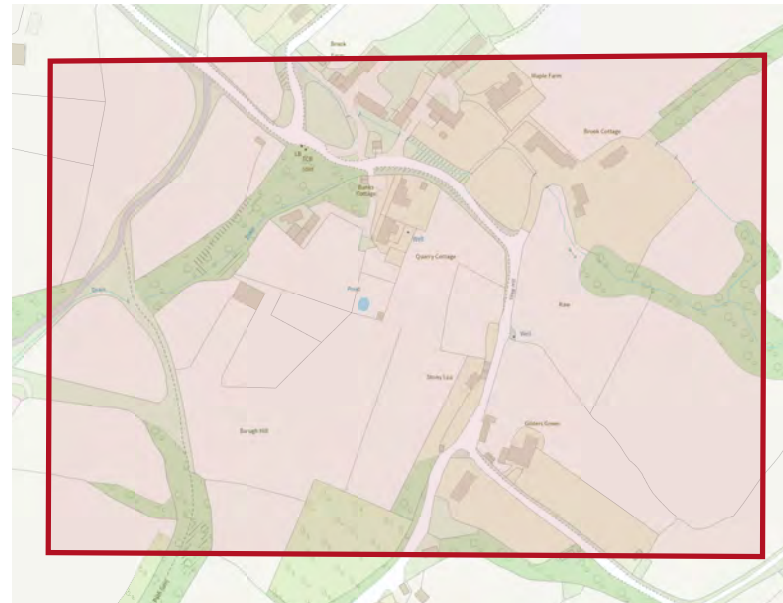


Fig. 10: Flood map for planning showing the site is in Flood Zone 1 - an area with a low probability of flooding from rivers or the sea. Image credit: www.gov.uk.



Fig. 11: Extract from Ordnance Survey Six Inch Series 1853 Edition (not to scale), surveyed 1848-1849, published 1853. Image credit: National Library of Scotland.



Fig. 12: Extract from Ordnance Survey Six Inch Series 1895 Edition (not to scale), surveyed 1892, published 1895. Image credit: National Library of Scotland.



Fig. 13: Extract from Ordnance Survey Six Inch Series 1914 Edition (not to scale), revised 1910, published 1914. Image credit: National Library of Scotland.



Fig. 14: Extract from Ordnance Survey Six Inch Series 1952 Edition (not to scale), revised 1950, published 1952. Image credit: National Library of Scotland.

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2.11 From a study of historic Ordnance Survey maps, a building has stood on the site since before 1850. Refer to Figs. 11-14 on the previous page for extracts from the Six Inch Series maps spanning the period from 1853 to 1952.

2.12 The first edition of the Six Inch maps (Fig. 11) indicates a single structure extending across the area now covered by both Quarry Cottage and Bank Cottage along with the land in between. It is not clear whether this was the case or an error in surveying, as the next edition published in 1895 (Fig. 12) indicates two separate buildings and this remains the situation up until the present day.

2.13 The twenty-five Inch Series maps offer more detail, refer to Figs. 15 and 16, indicating that there are structures attached to the south west of Quarry Cottage. These structures are subsequently indicated on the drawings accompanying planning applications in 1974, approved in 1975, and also in 2003 - refer to Section 3 for further information.

2.14 The wider site attached to Quarry Cottage is substantially larger than when the house was built. The 1893 version of the Ordnance Survey Twenty-Five Inch series map - refer to Fig. 17 on the following page for a larger scale image - indicates access from Shop Hill via a path along the back of Bank Cottage and Quarry Cottage with only a small parcel of land attached to Quarry Cottage to the south east. All of the land surrounding Quarry Cottage appears to be attached to Bank Cottage including the barn that is now annex accommodation attached to Quarry Cottage, therefore Quarry Cottage may have been subservient to Bank Cottage, which was the larger of the two dwellings.

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Fig. 15: Extract from Ordnance Survey Twenty-five Inch Series 1893 Edition (not to scale), surveyed 1892, published 1893. Image credit: National Library of Scotland.

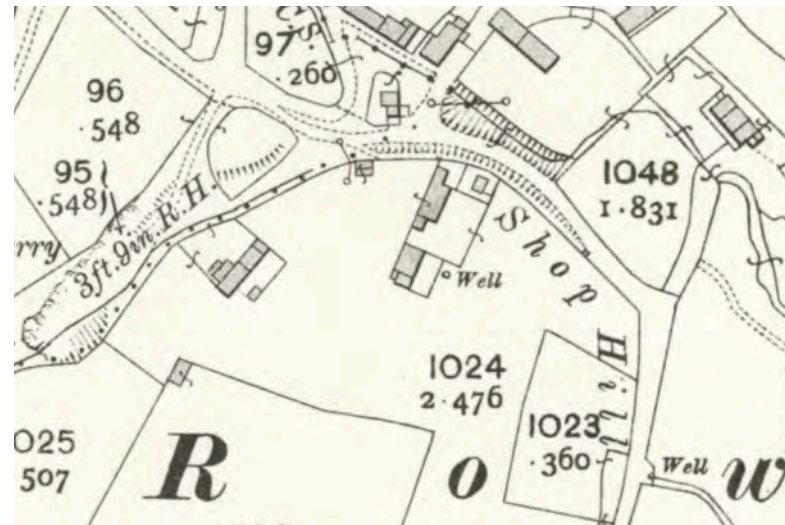


Fig. 16: Extract from Ordnance Survey Twenty-five Inch Series 1913 Edition (not to scale), revised 1910, published 1913. Image credit: National Library of Scotland.

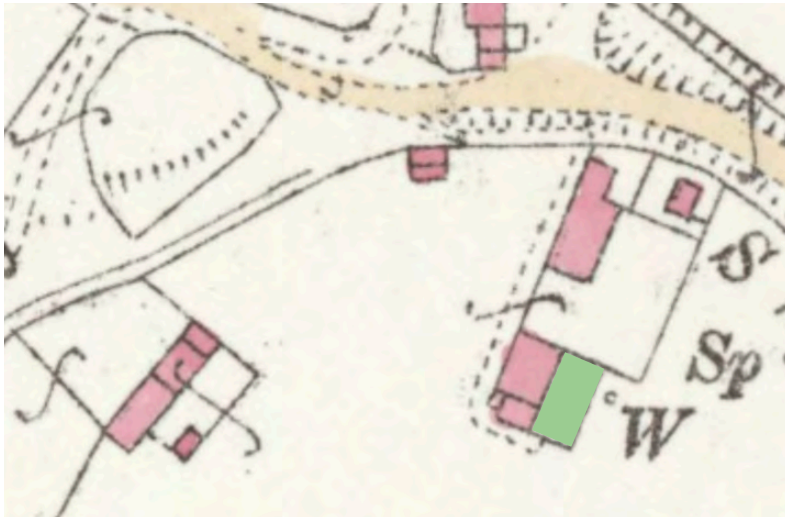


Fig. 17: With reference to item 2.14, extract from the 1893 25 Inch O.S. map (not to scale), with land attached the Quarry Cottage tinted green. Image credit: N.L.S.



Fig. 18: View of the north-west elevation (rear) of Quarry Cottage from the drive. Image credit: Mr & Mrs Metters.

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2.15 A search carried out on the Government's online Magic mapping tool reveals that the land bounding the Applicants' land to the west is registered common land under the control of Fyling Court Leet, part of which is designated as a Site of Special Scientific Interest (SSSI). At its closest point, the SSSI is approximately 270m from the north-west corner Quarry Cottage. Refer to Figs. 20 and 21 on the following page.

2.16 Quarry Cottage is a two storey dwelling of squared coursed local sandstone under a slate roof, rather than a pantiles of most buildings in the area. There is an early 21st century extension to the south west of the original building replacing lean-to structures that probably housed ancillary accommodation such as a wash house. The stone to both the original building and the extension has herringbone tooling and the original gables have stone water tabling and kneelers, a detail replicated on the extension. The white uPVC conservatory to the south east (front) elevation is more prominent than the larger conservatory attached to the front of the neighbouring Bank Cottage, which has timber effect brown uPVC framing. The exact date of construction of the conservatory is not known, with the possible date range being between 1975 and early 2003. The windows and doors are all white uPVC framed casement windows in a combination of fixed lights with top hung hoppers or side hung casements with top hung hoppers. Rainwater goods and external waste water pipework are black plastic with the exception of those to the conservatory which are white plastic. The single remaining chimney stack is rendered with a tall single buff clay pot, while its partner to the north east gable was removed following approval of the planning application in 1975. The domestic garden area is terraced and lies to the front (south-east) of the Cottage.



Fig. 19: View looking north east along the south east elevation (front) with uPVC framed conservatory. Contrast with the image in Fig. 33.

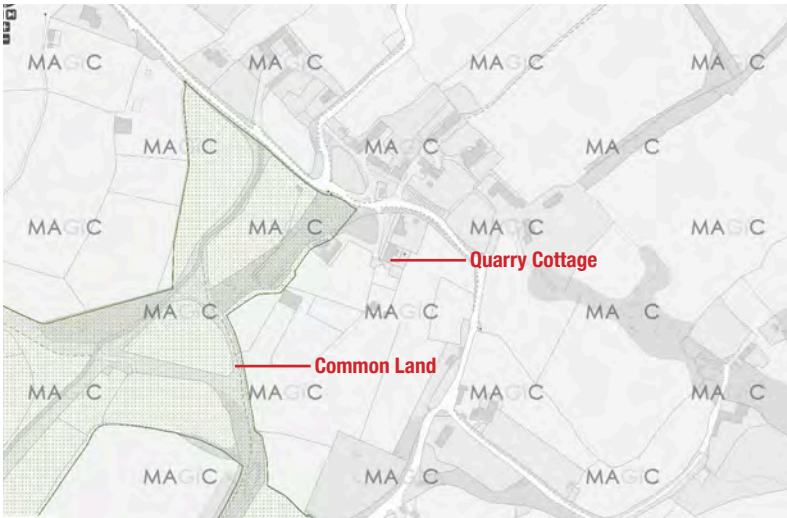


Fig. 20: Extract from the DeFRA Magic map showing the Registered Common Land (green shading) adjacent to the Applicant's land. Image credit: magic.defra.gov.uk.

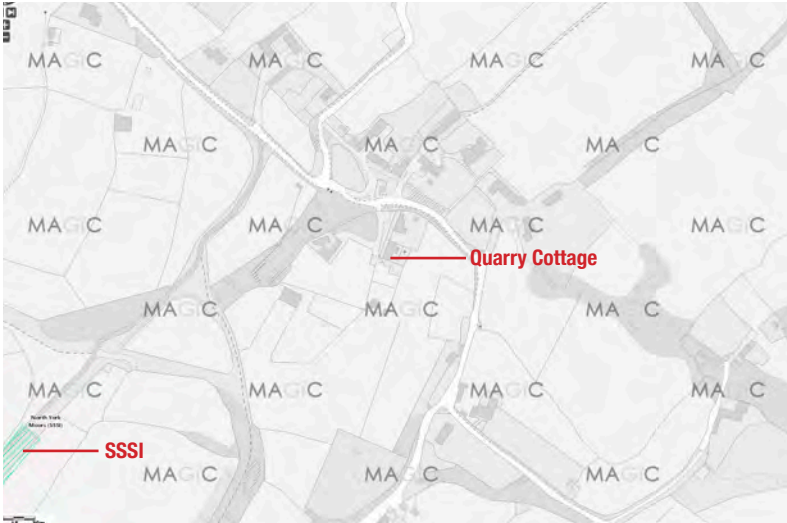


Fig. 21: Extract from the DeFRA Magic map showing the SSSI (green hatching) near, but not adjacent to, the Applicant's land. Image credit: magic.defra.gov.uk.

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2.17 The level difference between the parking area and the entrance level is 2.625m and is initially negotiated by a sloping path, then through a gate and down slightly uneven sloping steps followed by a turn left and a flight of more regular steps. In very wet or icy conditions these can be difficult to negotiate and even more so if carrying items such as shopping or other bulky or unwieldy items. Refer to Figs. 22 and 23.

2.18 After negotiating the route described above, the dwelling entrance is via the conservatory on the south east elevation, with a secondary access to the rear of the extension built in 2003. Neither access point is satisfactory and the access situation is inconvenient to say the least and borders on dangerous at times. The planning application approved in 1975 addressed this issue to some extent by introducing an entrance at a higher level to the rear, but this was not implemented - refer to Section 3.



Fig. 22: View looking south to the bottom section of the access route from the parking area to the dwelling.



Fig. 23: View looking north-west to the access route from the parking area to the dwelling. Image credit: Richardson & Smith Estate Agent.

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Fig. 24: View looking to the south-west corner of Quarry Cottage.



Fig. 25: View looking east to the rear of Quarry Cottage from the parking area, highlighting the significant level change.



Fig. 26: View looking along the rear elevation showing the retaining wall to the left and the extension approved in 2003 immediately to the right.

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3.0 Planning Background

Project Details

3.1 Planning History

1 Introduction

3.1.1 A search of NYMNPA's online planning records has established that the following planning applications are associated with the site:

2 Site

40290035	Extension and general improvements	Approved 1975	*Not implemented
40290035A	Erection of a two storey side extension	Approved 2003	Implemented
40290490	Restoration of barn and erection of timber field shelter	Approved 1998	Implemented
40290490A	Erection of a 2-bay timber storage/shelter, the re-siting of a previously approved timber field shelter and the siting of an LPG tank	Approved 1998	Implemented
40290490B	Erection of a livestock building	Approved 2001	Implemented
NYM/2012/0458/FL	Conversion of barn to form ancillary residential accommodation	Approved 2012	Implemented

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3.1.2 The drawings contained within the Authority's planning files for 40290035 and 40290035A are shown in Figs. 27-29 on the following pages.

3.1.3 *Application 40290035 approved in 1975 - refer to Fig. 27 on the next page - appears not have been implemented with the exception of the removal of the chimney stack to the north east elevation and the later enlargement of the kitchen window. Removal of the stack occurred prior to the submission of the 2003 application and the window appears to have been enlarged after the approval of the 2003 application - refer to Figs. 22-24 on the following pages.

3.1.4 The 1975 approval allowed for extensions to the south-west and south-east elevations, along with extensive alterations of the building including raising the roof, removal of the gable water tabling and formation of dormer windows to the south-east elevation. The proposal addressed the issue of the poor access from the higher ground by introducing an entrance mid-way between ground and first floor levels as part of the extension to the south-west elevation.

3.1.5 A drawing of the existing situation could not be found in the planning file for 40290035, but the proposed plans highlight the removal of existing structures to the south-west elevation along with a greenhouse to the south-east. The presence of such structures would tally with the Twenty-five Inch Scale Ordnance Survey Maps of 1893 and 1913 - refer to Figs. 15 and 16.

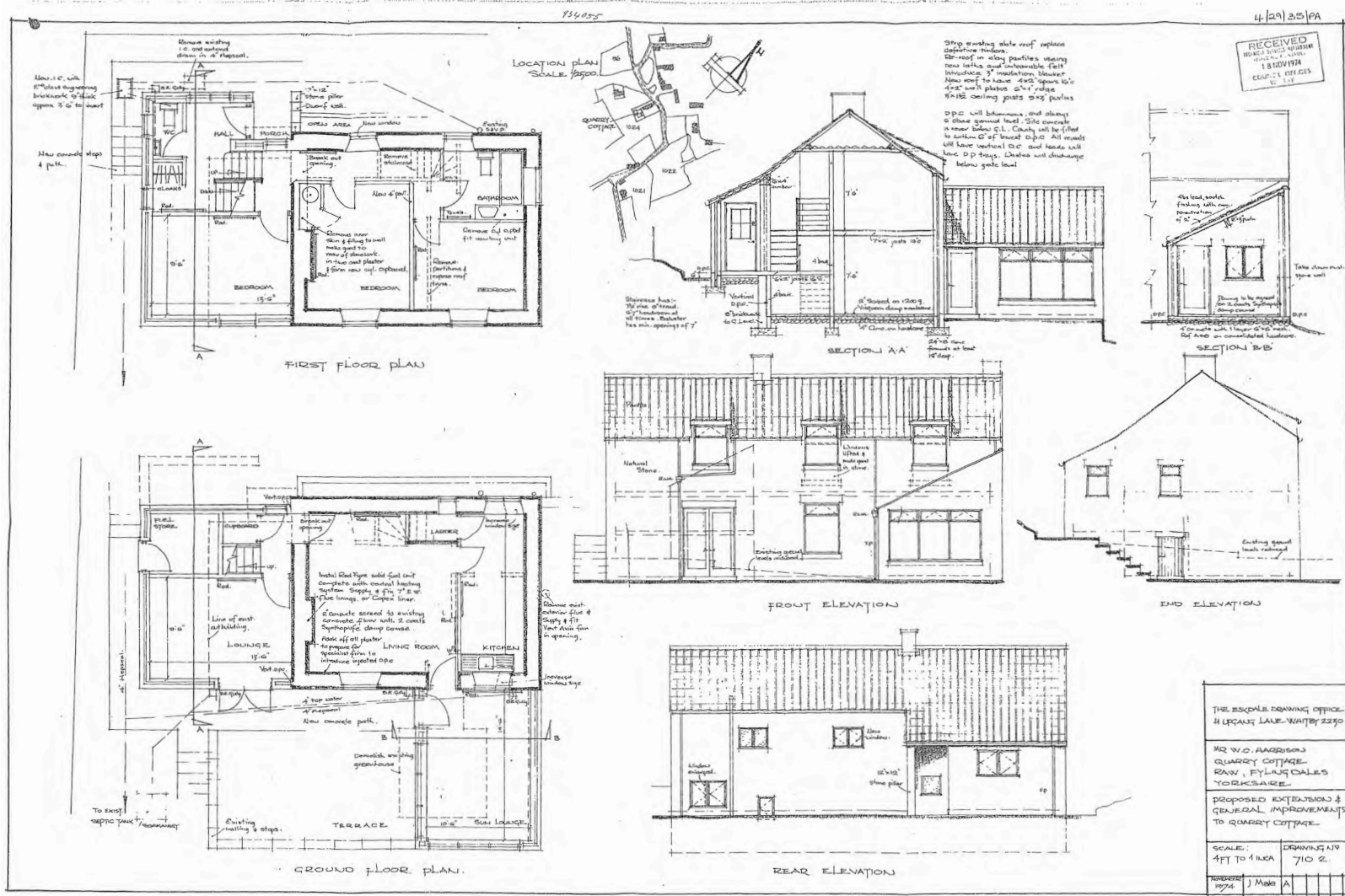
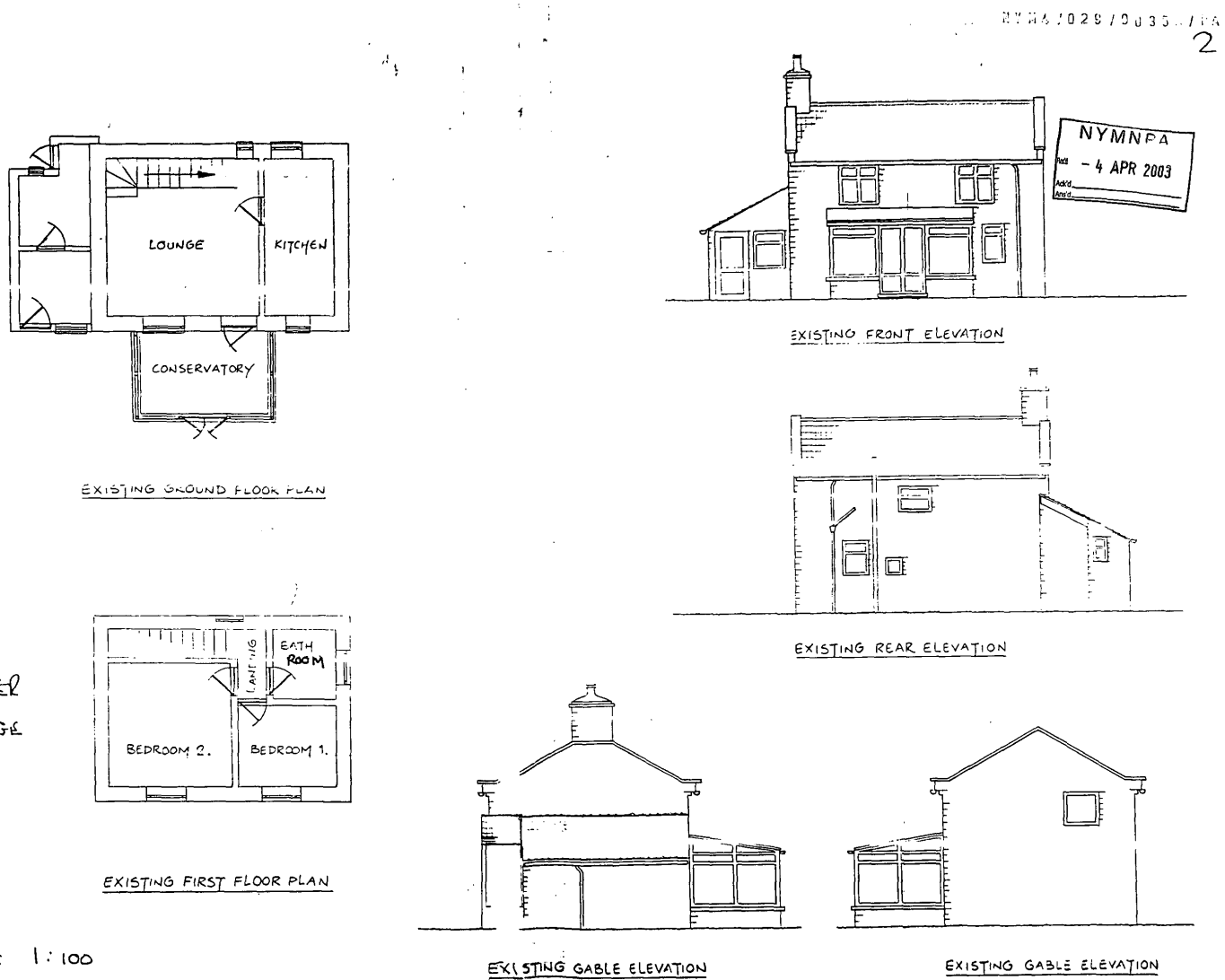


Fig. 27: Application 40290035. Scheme approved in 1975 showing substantial extensions to the south west and south east elevations along with alterations to the roof including installation of dormer windows. The chimney stack to the north east elevation is to be removed and the kitchen window enlarged. (An existing drawing was not in the file.)

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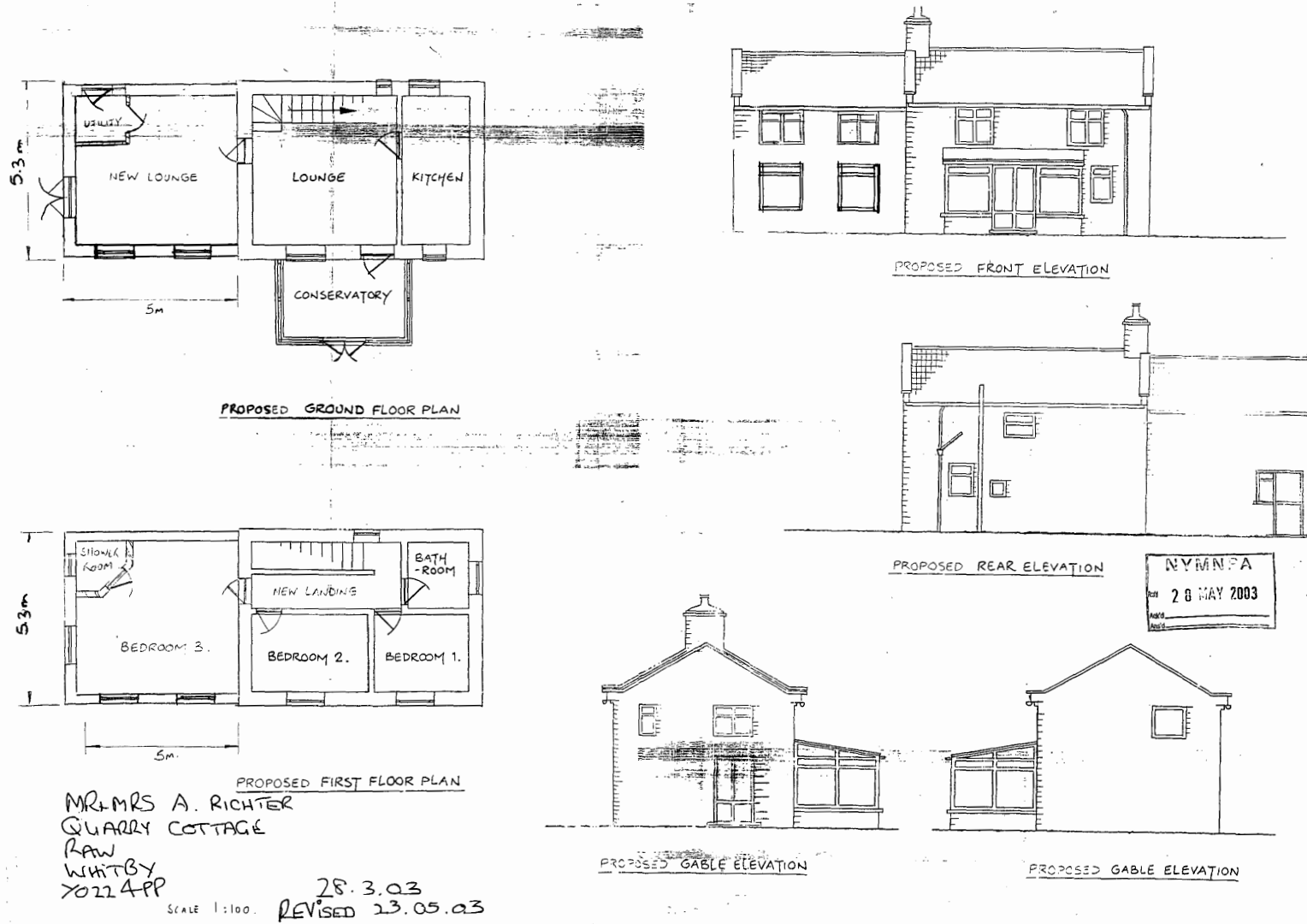
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Fig. 28: Application 40290035A. Existing plans and elevations submitted for application 40290035A. With reference to the earlier approval, note that according to this drawing the chimney stack to the north east elevation has been removed but the kitchen window has not been enlarged.



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Fig. 29: Application 40290035A. Scheme approved in 2003, however the as-built scheme incorporated some minor amendments to fenestration and internal layout.

3.1.6 The existing plans and elevations submitted with application 40290035A, refer to Fig. 28, corroborate the earlier application drawings and the Ordnance Survey Maps, although it does not specify a use for the spaces to the south west elevation. The drawings indicate an external access to the structures on the south west elevation.

3.1.7 The sketch - Fig. 31 - on the following page shows the development phases of Quarry Cottage based on Ordnance Survey maps and the drawings submitted with planning applications 40290035 and 40290035A, along with the current Permitted Development Rights and the proposals submitted in this application.

3.1.8 As mentioned previously, it is not known when the conservatory was constructed and the potential timescale for its construction spans almost twenty years. There is no record of a planning application and it may be that it was considered to be Permitted Development at the time. This is perhaps backed up by a note in the Authority's file for planning application 40290035, that referred to the Cottage as not having a frontage with the road.

3.2 Pre-application engagement

3.2.1 In line with the advice of paragraphs 39 to 41 of the NPPF 2021, early engagement with the LPA took place in the form of a pre-planning application enquiry (NYM/2020/ENQ/17140) submitted by the Applicants. A response was issued by the LPA on 26 November 2020 with additional advice being provided shortly afterwards on 4 December 2020. As such the Applicants have engaged with the LPA and taken a pro-active approach to the development process.

3.2.2 The pre-application response highlighted policy CO17 that would preclude a further extension but stated that Permitted Development Rights would allow an extension to the rear of the dwelling. The response confirms that the south east-elevation is considered to be the principal elevation.

3.2.3 The response also encourages the removal of the existing conservatory and replacement with a smaller porch structure, however the conservatory has been present in excess of twenty years without a known objection and, although it is unheated it is important as to how the Applicants currently use the house, furthermore it is integral as to the current proposals.

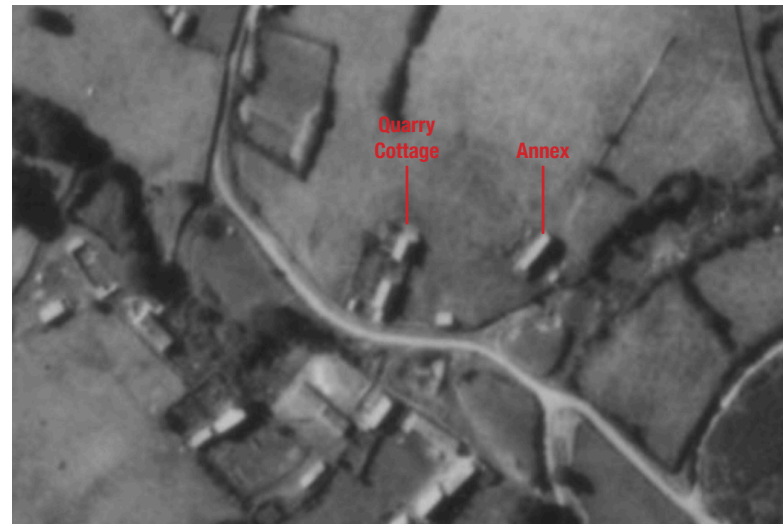
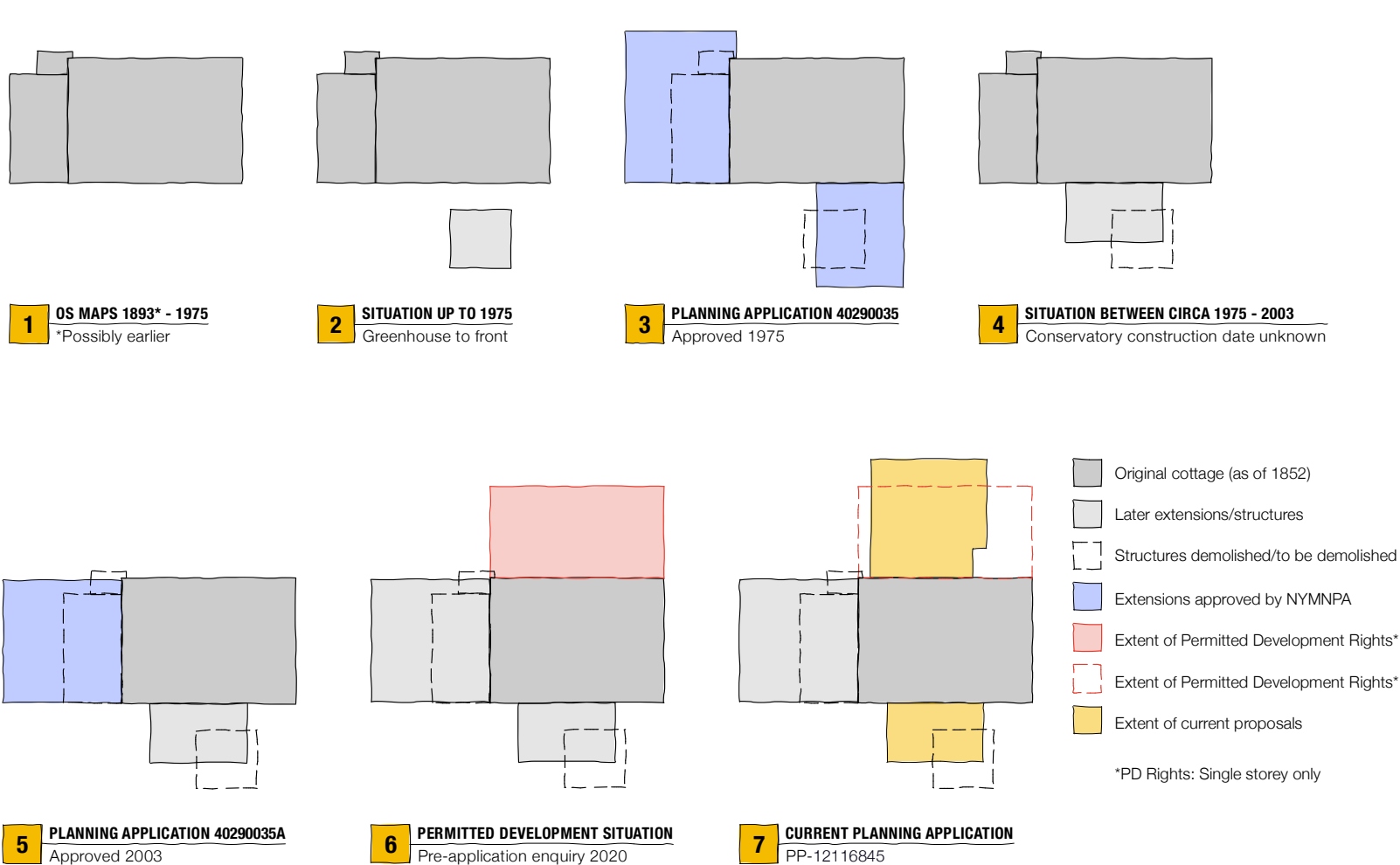


Fig. 30: Extract from an aerial photograph taken by the R.A.F. on 27 August 1946. Image credit: historicengland.org.uk.

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Fig. 31: Sketch showing development phases including approved planning applications, current permitted development rights and the proposals under consideration including the replacement conservatory.

4.0 Planning Policy

Project Details

4.1 Planning Policy Context

1 Introduction

4.1.1 The Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990.

2 Site

4.1.2 The National Planning Policy Framework (2021).

3 Planning Background

4.1.3 The Local Plan of the North York Moors National Park was adopted in July 2020.

4 Planning Policy

4.2 Planning and Compulsory Purchase Act 2004 and the Town and Country Planning Act 1990

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4.2.1 The Planning and Compulsory Purchase Act 2004 carries forward the provisions of the Town and Country Planning Act 1990, giving statutory force to a plan-led system of development control.

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4.2.2 Under Section 70 of the 1990 Act and section 38 (6) of the 2004 Act, the determination of planning applications must be in accordance with the approved Development Plan unless material considerations indicate otherwise

4.3 National Planning Policy Framework 2021 (NPPF)

4.3.1 The NPPF sets the policy framework against which LPAs in England must formulate their local plans and places the responsibility on the LPA for making planning decisions against that criteria “*unless material considerations indicate otherwise*”, as stated in paragraph 47. The current version of the NPPF took effect in 2021.

4.3.2 The NYMNPA Local Plan was adopted in 2020 and was drawn up in line with an earlier version of the NPPF, but the central thrust of of the NPPF is “**a presumption in favour of sustainable development**” [NPPF emphasis], which remains from earlier versions. It is against this theme that the Local Plan was drawn up.

4.3.3 Paragraph 11 of the NPPF includes the following with regards to decision-making on applications: “*approving development proposals that accord with an up-to-date development plan without delay*”.

4.3.4 Paragraph 78 provides advice on rural housing. It states that “*in rural areas, planning policies and decisions should be responsive to local circumstances and support housing developments that reflect local needs*”.

4.4 North York Moors National Park Authority: Local Plan adopted 2020

4.4.1 Within the adopted Local Plan the Strategic Policies set out framework as to how the long term goals of the Plan are to be achieved. Of the thirteen policies it is C and M that are most pertinent to this application, whilst A, B, F, G and H are also touched upon to some extent.

4.4.2 Strategic Policy A - Achieving National Park Purposes, highlights the two statutory purposes of the National Park planning policy with the need “to conserve and enhance the natural beauty, wildlife and cultural heritage of the National Park” taking precedence. Within the policy it is stated that “a positive approach to new development will be taken” with reference to the NPPF and the definition of sustainable development in seven points.

4.4.3 Strategic Policy B - The Spatial Hierarchy, sets out a settlement hierarchy that guides development within the Park. Within that hierarchy Raw sits within the Open Countryside, whereby development is to be allowed only where it meets specific criteria, however householder development is not included in the list as it is dealt with by Strategic Policy M.

4.4.4 Strategic Policy C - Quality and Design of Development in the adopted Local Plan sets out the basic requirements of all development proposals and the points are expanded upon within specific policies and also with the Authority’s Design Guide, which is Supplementary Planning Guidance. The primary policy to control alterations and extensions to existing dwellings within the Park is Policy CO17 contained within Strategic Policy M.

4.4.5 Strategic Policy F - Climate Change Mitigation and Adaptation, the policy aims to require new development to be “resilient to and mitigate the effects of climate change” and although not strictly applicable to this application the proposals put forward here will reduce the amount of energy required through upgraded building fabric and making use of solar gain. These will also assist in moving towards the use of renewable energy for the dwelling.

4.4.6 Strategic Policy G - Landscape. The site is within an area designated under the 2021 Landscape Character Assessment as the Whitby - Cloughton Coastal Hinterland. The proposals to the rear of the Cottage will have a very low impact on the surrounding landscape with only intermittent views along the PROW (30.36/654/1) to the north west and a partial view from Shop Hill looking south west along the drive. The proposed extension does not encroach onto the wider site utilising an underused sloping strip of land to the rear of the existing house. The proposed replacement conservatory to the front of the Cottage is to be constructed of timber utilising the existing stone plinth and the materials will provide a much less jarring colour contrast to that of the existing uPVC, thus reducing the impact on the landscape.

4.4.7 Strategic Policy M - Housing. This sets out the criteria against which new housing of all types, replacement housing and provision for Gypsy, Roma and Travelling communities will be required to meet and also includes provisions for work to extend or alter existing dwellings.

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4.4.7.1 Policy CO17 - Householder Development. This is the key policy in controlling extensions and alterations of existing dwellings and the Policy carries over much of the text from the 2008 Development Policy 19 on householder development, but with the significant addition of a limit on new floor area unless “*there are compelling planning reasons in favour of larger extension*”.

4.4.7.2 CO17 1. - Character & Form. The form the dwelling and 2003 extension to the south west are traditional with the extension carrying through the aesthetic and detailing of the original building. The proposed extension takes on a gabled form but simplifies and separates it from the main building with a contrasting linking structure.

4.4.7.3 CO17 2. - Residential amenity. The neighbouring property is orientated in the same way as Quarry Cottage thus minimising the impact on that dwelling and its amenity space and there are no proposed windows overlooking it. The size of the Applicants’ overall site results in a negligible loss of amenity space to Quarry Cottage. Furthermore, the siting of the extension does not impact on the parking and turning arrangements for vehicles.

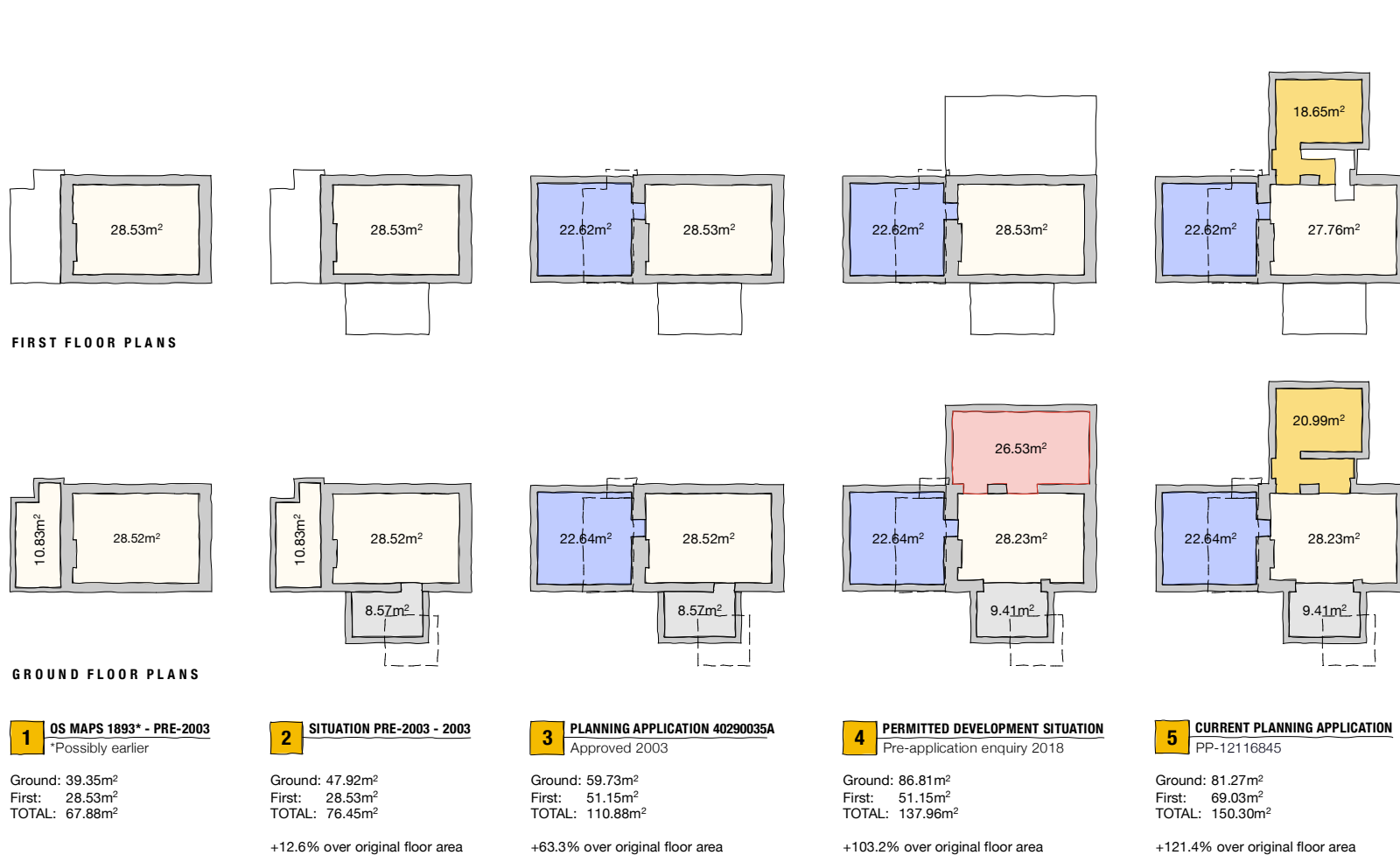
4.4.7.4 CO17 3. - NYMNPA Design Guide. The principles outlined in the Authority’s Design Guide should be followed. The need to provide a usable access prompted a design approach that allowed the problem of extremely low eaves heights to be overcome by replicating the simple form of the gable, extruding it, pulling it away from the host building and then linking it with a simple flat roof structure. To denote a new chapter in the building’s story a stripped back aesthetic with complimentary and contrasting materials has been utilised. Section 3.2 of the Authority’s Design Guide Part 2 suggests that a linking structure may be appropriate where the design of the extension is contemporary in nature.

4.4.7.5 CO17 a) introduces the 30% limit, with the requirement that any extension be clearly subservient to the main part of the building. The issues with levels and low eaves heights make this tricky to achieve whilst maintaining usable space inside. The north-west elevation presents a single storey building to the viewer that very much has the characteristics of a back elevation, without symmetry or significant architectural details (water tabling and kneelers aside). The proposed extension is subservient and the approach outlined in the previous item allows this to be emphasised by the differing architectural language, detailing and materials. This approach responds positively to the criteria set out in the subsequent item within the Local Plan: CO17 b) whereby “*the design and detailing should compliment the architectural form and character of the original dwelling and any new roofline should respect the form and symmetry of the original dwelling*”.

4.4.7.6 The 30% limit on increased floor area set by Policy CO17 was surpassed on Quarry Cottage with the construction of the 2003 extension, although at that time there was no explicit limit on the size of extensions. However, as confirmed in the Pre-planning application enquiry response, extant Permitted Development Rights would allow construction of an extension - a potential increase in floor area of 26.53m², resulting in an overall increase of 103.2% over the original floor area, although this is restricted to a single storey. Most importantly, despite the additional space, it would not resolve the issue of safe access to the dwelling avoiding the external sloping path and steps. The proposal submitted here would add a further 39.42m² to the current floor area an overall increase of 121.4% over the original floor area.

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Fig. 32: Sketch showing the incremental increases in floor area culminating with this application and including the area that would be allowed under extant Permitted Development Rights. The extension under Permitted Development Rights would have a flat roof in order for it to come under the height restriction within 2m of a boundary.

4.4.7.7 On the previous page, Fig. 34 shows a sketch demonstrating the increase of floor area over time. Although not illustrated in Fig. 34, the extensions approved under 40290035 in 1975 would have added approximately 57.2m² (84.2%) to the original floor area and allowed alterations that would have changed the character of the building considerably.

4.4.7.8 Explanatory paragraph 7.87 gives the reasoning behind limiting the size of extensions and states “*Limiting the size of new extensions can avoid the loss of smaller more affordable dwellings.....*”. The Local Plan provides a definition (Appendix 4 - Glossary) of what constitutes affordable housing which corresponds with the NPPF, but the Local Plan does not include a definition of what constitutes an open market “*affordable dwelling*”. Quarry Cottage is an open market dwelling.

4.4.7.9 As at June 2023 the Office for National Statistics (ONS) published on its web site that the average house price in England was £304,000, with the UK average being £288,000 and the Yorkshire and the Humber average being £209,000 (source: ons.gov.uk). In all probability these will have fallen in recent months but not by a significant amount. In item 2.3 of this Statement, it was highlighted that the purchase price of Quarry Cottage was £585,000 in 2020 - in June 2020 the average house price in the Yorkshire and Humber region was £168,000 (UK: £235,000; England: £251,000).

4.4.7.10 In its bulletin entitled Employee Earnings in the UK: 2022 published in October 2022, the ONS states that the median weekly income in the UK is £640 per week, or £33,280 per annum (gross), for full time employees. Using the mortgage calculator provided on the web site of the Halifax Bank (calculator.halifax.co.uk), a joint application with both applicants earning the median annual income and with no other outstanding debts, a mortgage of £316,160 could be obtained by a first time buyer. To purchase Quarry Cottage at its 2020 price the buyer would require a deposit of £268,840. Using the increase in property prices outlined in the previous item the price as of June 2023 would be around £708,000. Should the proposals be approved and implemented the value of the house may increase to some extent, but given the current price, an affordable dwelling would not be lost to the housing mix within the Park, avoiding a conflict with the reasoning behind Policy CO17.

4.4.7.11 With reference to item 2.15, the land attached to Quarry Cottage has increased significantly since that time, whilst the Cottage has remained relatively modest in its size and accommodation in comparison to the land it serves. The 2003 application added a third bedroom and a living room along with small ancillary spaces, but in doing so reduced the size of the larger of the remaining bedrooms.



Fig. 33: Computer generated image looking along the south-east elevation (front) with replacement timber framed conservatory. Contrast with the image in Fig. 19.

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4.4.7.12 This application does not seek to increase the number of bedrooms as the smaller of the two bedrooms, which can only accommodate a single bed, is to be converted to a home office. A significant portion of the new accommodation is below ground and not visible from almost any vantage point. These themes are expanded upon in Section 5.

4.4.7.13 Again with reference to explanatory paragraph 7.87, the Local Plan does not include a definition of what constitutes a “smaller” dwelling by way of a stated floor area or by the number of bedrooms. Assuming that the intention is that a smaller dwelling has no more than 3 bedrooms, then such a dwelling would not be lost to the housing mix within the Park by the proposals, despite the increase in floor area, so again there is no conflict with the reasoning behind Policy CO17.

4.4.7.14 To conclude this section it is accepted that there is a pressure for change within the Park and that incremental extensions can harm the character of an area leading to a loss in the mix of dwellings needed to sustain balanced communities, but the specific factors of this application - topography, siting of the dwelling, poor access to the existing dwelling and scale of land attached to the dwelling - would not significantly harm the objectives of the Park, nor undermine the aim to maintain smaller more affordable dwellings within the Park.

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Fig. 34: Computer generated image looking south-east from within the site towards the extension.

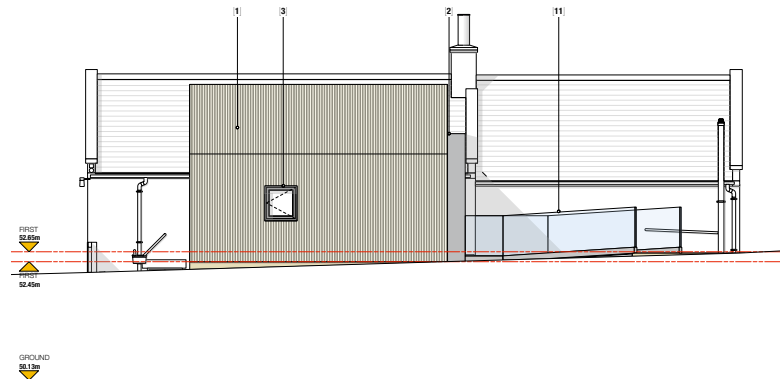


Fig. 35: Extract from PL_003 Proposed Elevations and Sections: Sheet 2 showing the north-west elevation

5.0 Proposals

5.1 Introduction

5.1.1 The application is seeking planning permission for a replacement structure to the front elevation (on the same footprint and using the existing walls) and a two storey extension to the rear that will provide a new access to the dwelling. In addition replacement side hung flush casement windows are proposed, which are more in tune with the original dwelling than the current uPVC stormproof casement windows.

5.2 Context & Background

5.2.1 Among the attractions of the site to the Applicants were the rural location, the amount of land attached to dwelling and the divisions it offered for their animals, e.g. pond, barns, fenced pasture land, along with direct access to the moors.

5.2.2 The Applicants have rural backgrounds, with one having a career that started in animal sciences, teaching at an agricultural college for a number of years and who is now the principal of a local further and higher education college; while the other is from a farming family and is a senior veterinary nurse at a local veterinary practice.

5.2.3 The Applicants have a large number of animals namely, three horses, three alpacas, two goats, six cats, five dogs and a number of ducks, chickens, peacocks and turkeys. Some of the animals have health conditions including “a rescue duck with a bad leg, a cat with very specialised and life dependent care needs along with all of the dogs and cats have been rescued from euthanasia, RSPCA cruelty cases, abandonment etc”. This collection may soon be expanded by the addition of sheep that would assist with management of the pasture land.

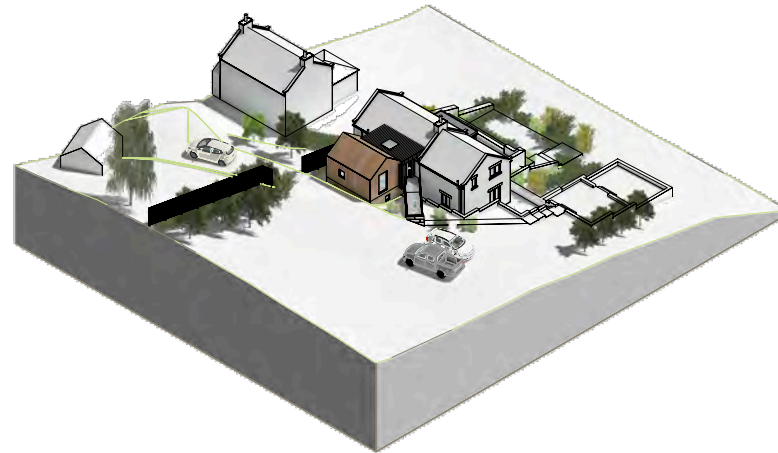


Fig. 36: Computer generated isometric view of the proposal put forward in this application.



Fig. 37: Computer generated view of the front of Quarry Cottage showing the replacement conservatory and windows. Compare with Fig. 24.

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5.3 Brief

5.3.1 There are a number of issues that the Applicants' require to be addressed by the design:

- Poor access and lack of a front door
- External and internal levels (linked to access)
- Small kitchen
- Extremely small utility
- Lack of storage for general items and also groceries/food
- Compromised living space due to the location of the WC and Utility
- Small second and third bedrooms, the former only just being able to accommodate a double bed and the latter just accommodating a single bed - both exacerbated by the low eaves heights resulting in a lack of usable storage space
- Lack of a contained space for working from home
- The need to be able to separate the cats and dogs within the dwelling
- Lack of thermal insulation
- Little connection to the landscape beyond

5.3.2 In addition to the above requirements the existing structure provides additional complicating factors:

- Very low eaves height of the existing building in relation to the first floor level
- An existing roof truss located close to the head of the existing staircase. A design that involved removing or altering the truss would probably require the removal and replacement of the whole roof over the original dwelling.

5.3.3 As mentioned previously, the location of the existing access into the dwelling poses problems at all times, but especially during inclement weather and makes handling of large or unwieldy items brought or delivered to the dwelling particularly difficult. The Applicants' parents have all fallen at some point whilst negotiating the steps, therefore any design needs to address this issue.



Fig. 38: Computer generated view of the rear showing the proposed bridge access to the first floor level.



Fig. 39: Computer generated view of the south west elevation of Quarry Cottage showing the bridge and extension to the rear.

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5.4 Design

5.4.1 Taking the front elevation first. The unsympathetic uPVC framed conservatory is to be replaced with a purpose designed timber framed glazed structure, with a flat roof and flat roof lantern. This will act as the secondary entrance and will allow the Applicants' dogs and cats to be separated. By enlarging the openings in the existing wall it will also allow the flexibility to increase the space of the open plan kitchen and dining space and provide a connection to the landscape beyond. Furthermore, by retaining a glazed structure, enlarging the openings between the conservatory and Dining/Kitchen space and the installation of a glazed sliding door it offers the opportunity to make use of the potential for passive solar gain on that side of the dwelling, thus reducing the reliance on fossil fuels (with reference to Strategic Policy F). As such the replacement conservatory is integral to the design and not an afterthought.

5.4.2 Various configurations were sketched to address the circulation issues and a solution was arrived at that wraps new staircase around part of the existing rear wall of the dwelling and allows the internal spaces to be opened up. It allows height to be introduced at the rear and thus light to be brought into an area that is currently quite gloomy. The new entrance is at the head of the staircase shortening the circulation route enormously and bringing it inside where it is dry and safe in stark comparison to the existing route. This also avoids wasting space on internal circulation routes such as corridors.

5.4.3 At the moment the distance from the car parking area to the main bedroom door and back again is a circuitous 88m or so. With the entrance this distance is reduced to a much more direct 20m without the need to negotiate a slope, steps and a flight stairs. This immediately makes the dwelling more sustainable in the long term: that is as the occupants age there is less pressure to find alternative accommodation due to the unsuitable access.

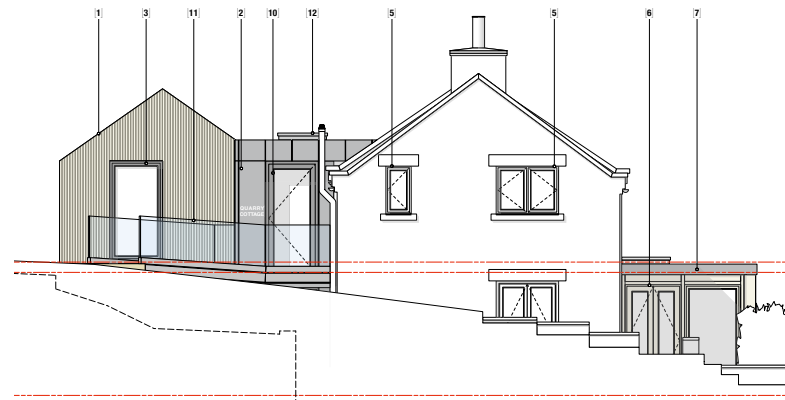


Fig. 40: Extract from PL_003 Proposed Elevations and Sections: Sheet 2 showing the south-west elevation.



Fig. 41: Computer generated view of the rear of the dwelling from the drive adjacent Bank Cottage showing the simple form of the main part of the proposed extension.

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5.4.4 The most practical and elegant way of accessing the new entrance point from the parking area is via a bridge which allows ground levels to be largely returned to their existing state with some adjustments to allow windows to provide light into the Utility and WC.

5.4.5 The form of the main part of the rear extension is inspired by a simple gabled structure pared of any adornment and clad in timber over a plinth fashioned from local stone to match the existing. The gable is orientated in on a south-west/north-east alignment in the same manner as the main house and the linking structure is kept as low as physically possible.

5.4.6 Materials have been chosen to both complement and contrast with the existing: A stone plinth for the rear extension references the older structures already on the site, a lightweight timber-clad structure over it references the agricultural buildings, a link structure clad in pre-patinated zinc to compliments the colour of the slate roof but at the same time provides a contrast. A timber framed replacement conservatory provides a modern counterpoint to the original building, and is a more considered response than the off-the shelf nature of the existing uPVC structure, using materials that are more sympathetic to those of the host building.

5.4.7 A large portion of the rear extension is lost below ground whilst views of the extension as a whole are largely limited to viewpoints within the site, as such the impact on the surrounding landscape is minimised.

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Fig. 42: Computer generated overhead view from the north-west showing the ground floor



Fig. 43: Computer generated overhead view from the north-west showing the first floor

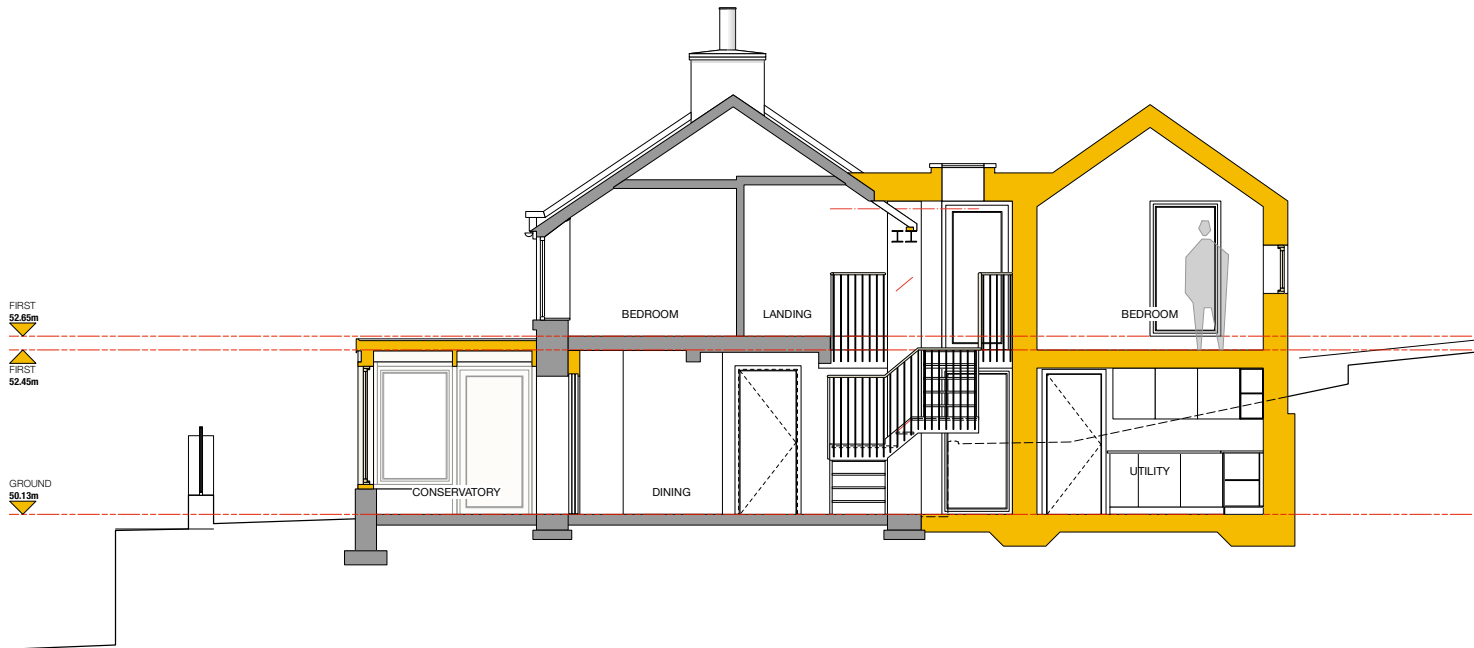
5.3 Access

5.3.1 The guidance contained in The Building Regulations 2010 Access to and use of buildings: Approved Document M, Volume 1: Dwellings applies to existing dwellings in so far as the current situation should not be made worse by any new works.

5.3.2 Approved Document M states that the requirements of M4(1) - Visitable Dwellings are mandatory in new dwellings as a basic standard however these measures do not apply to existing dwellings. At present the access comes nowhere near providing a level of provision that would be acceptable in a new dwelling and restricts the use of the dwelling by older or disabled occupants or visitors.

5.3.3 By introducing a bridge and placing the new access at the upper level the dwelling immediately becomes more sustainable for occupants in the long term.

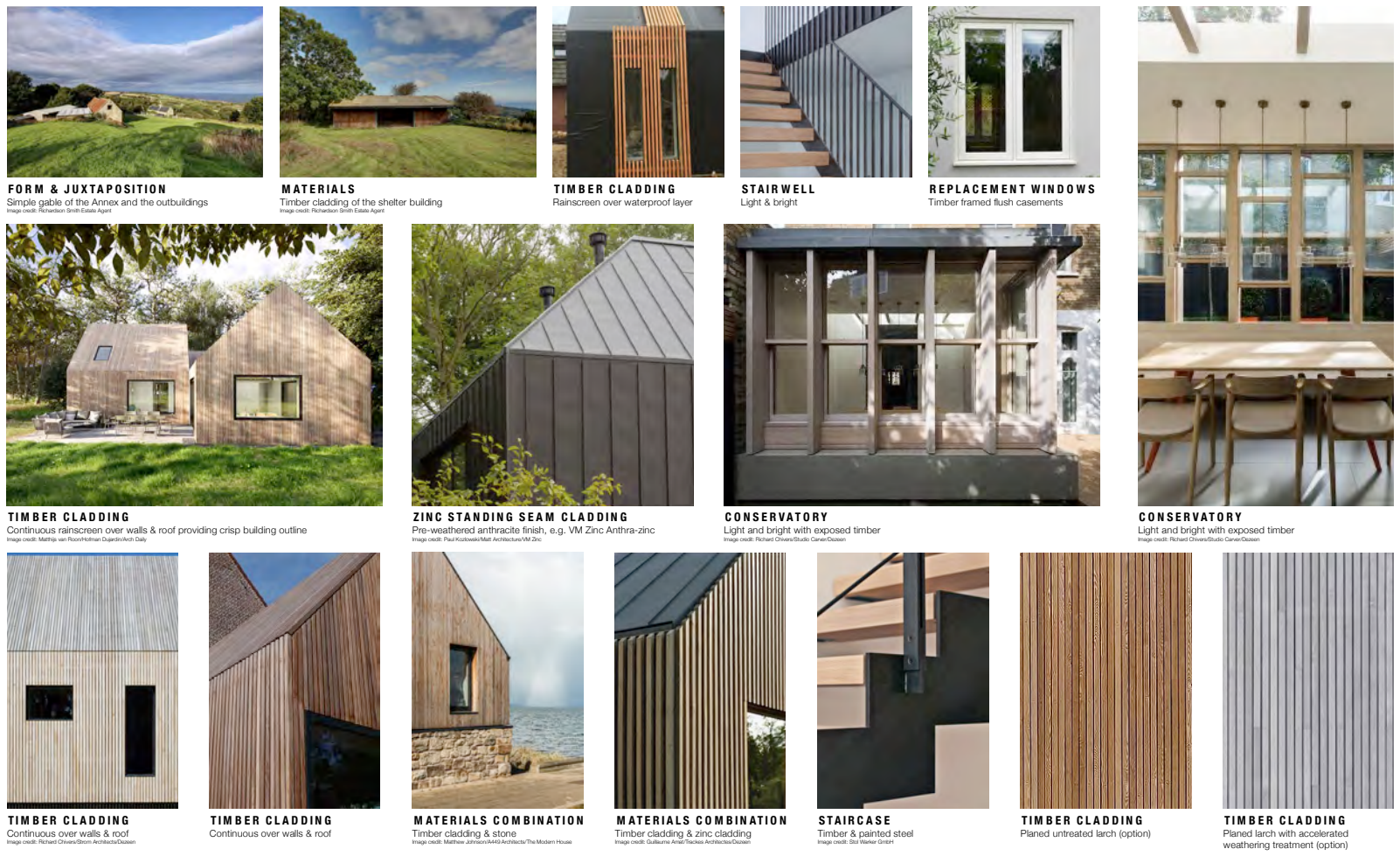
5.3.4 The access bridge is designed to have a maximum gradient of 1 in 20 with a generous flat landing outside the new entrance door.



Figs. 44: Extract from drawing PL_003 Proposed Elevations and Sections: Sheet 2 showing Section A-A

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references

Revisions
A 17/08/23 PC Revised.

Drawing
References/Mood Board

Client
Mr & Mrs Metters

Project
**Proposed Extension & Alterations
Quarry Cottage, Raw YO22 4PP**

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Please do not scale from this drawing.
If in doubt please ask.

Job No.
0047

Date
12/2022

Scale(s)
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Sheet size
A3

Drawing No.
SK_005

Rev.
A

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Fig. 45: Drawing SK_005_A References (not to scale), showing the references for form, materials and detailing.

5.4 Conclusion

5.4.1 This application seeks to gain permission for a householder extension to an existing dwelling.

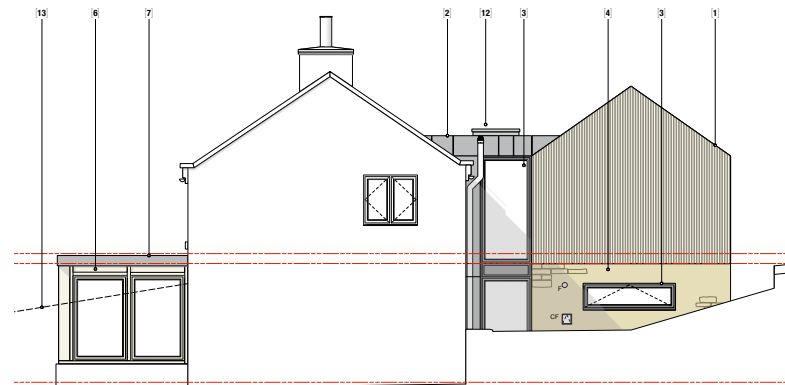
5.4.2 The Applicants have engaged in the development process through early discussions with the LPA.

5.4.3 There is no dispute that the proposals are in excess of the limit of a 30% increase in floor area set put in Local Plan Policy CO17, however the particular circumstances of the dwelling and the nature of the property as a whole do not conflict mean that the increase does not conflict with the aims behind the Policy and therefore accords with the Policy as there are compelling planning considerations.

5.4.4 The proposal will improve the sustainability of the dwelling allowing the current and future occupants to stay in the dwelling for longer.

5.4.5 The Applicants have invested heavily in the location, the locality and the property and are committed to occupying it for a long time with hopes to begin a family, alongside caring for a range of animals. The proposals would allow them to do so whilst In addition the significant improving the experience of all those who occupy or visit the dwelling.

5.4.6 In conclusion, the development respects the site, its setting and surrounding locality. In view of the above assessment the Authority is urged to support it.



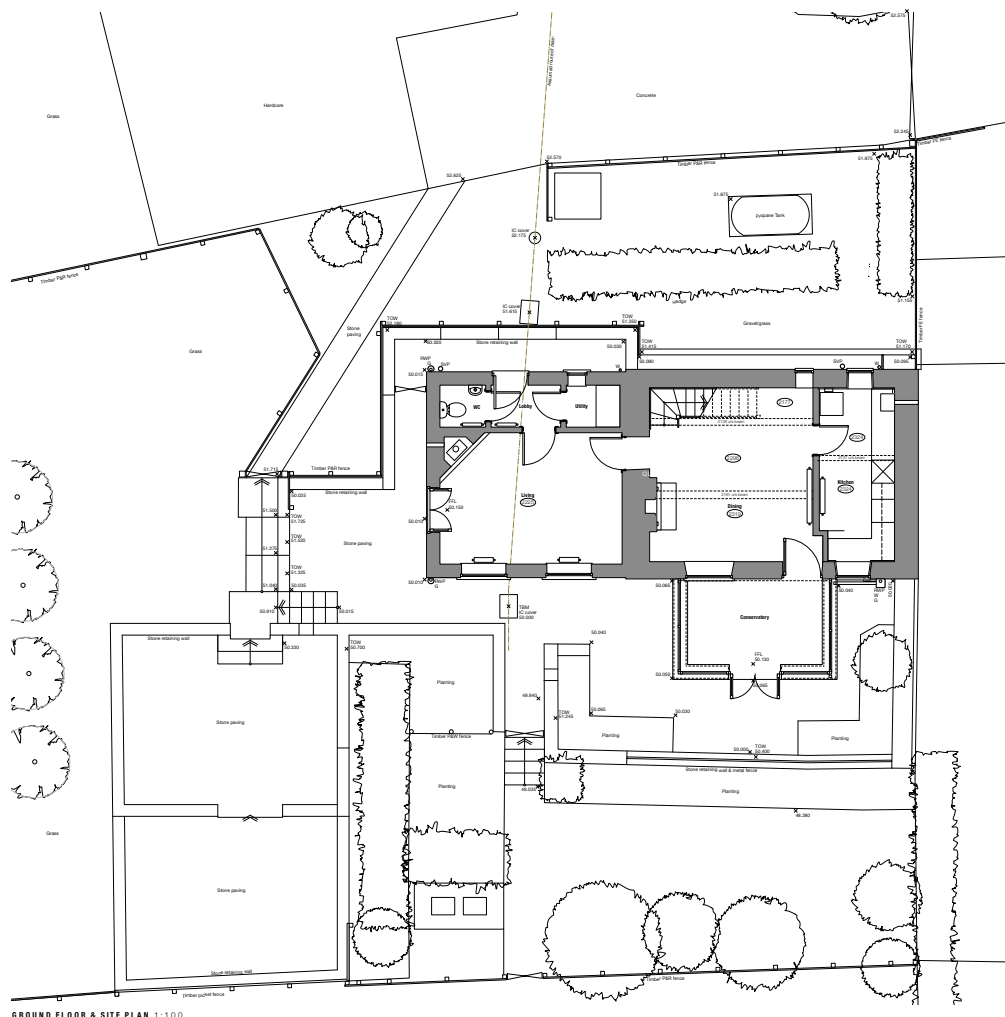
Project Details

- 1 Introduction
- 2 Site
- 3 Planning Background
- 4 Planning Policy
- 5 Proposals**
- 6 Drawings

Fig. 46: Extract from PL_002 Proposed Elevations and Sections: Sheet 1 showing the north-east elevation.

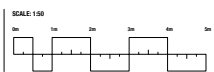


Fig. 47: Computer generated view from the garden area of Bank Cottage of the proposed replacement conservatory and extension to the rear of the Quarry Cottage.

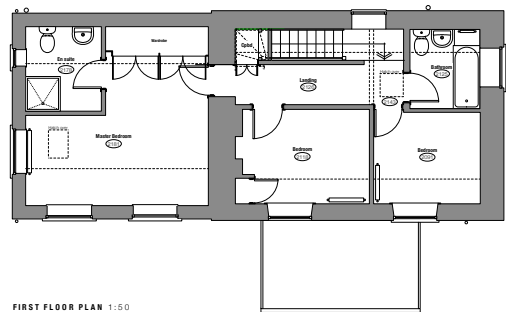
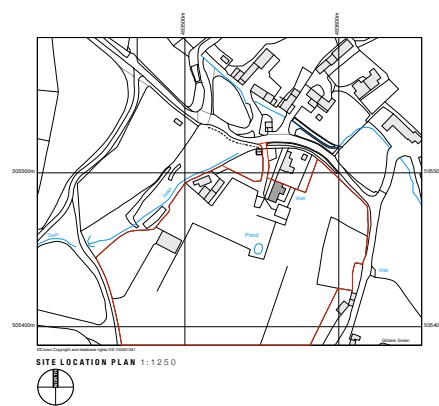


GROUND FLOOR & SITE PLAN 1:100

- NOTES:**
- 1 Site Plan based on Ordnance Survey data (source number 100041847), site dimensions and information interpolated from photographs.
 - 2 All roads shown to temporary bench mark at C.C. cover approximately 750mm to southeast of existing elevations.
- KEY:**
- Bx Boiler
 - Dr Drain or storm Run
 - E Extract vent
 - C Cavity
 - IC Inspection chamber
 - FR Firewater Reservoir
 - SWP Soil & vent pipe
 - W Waste pipe
 - FE Fender edge board fence
 - PRF Post & raftered rail fence
 - FWB Post & wire fence



existing



<p>Project: EX_001_A</p> <p>Client: MI & Wo Meters</p> <p>Proposed Extension & Alterations</p> <p>Query College, New 1022 474</p>	<p>Scale: 1:200 / 1:50</p> <p>Date: 09/2021</p> <p>Sheet No: A1</p> <p>Quantity: EX_001</p>
---	---

Project Details

- 1 Introduction
- 2 Site
- 3 Planning Background
- 4 Proposals
- 5 Planning Policy
- 6 Drawings**

Fig. 48: EX_001_A Existing Plans (not to scale)



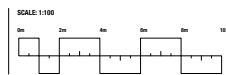
Project Details

- 1 Introduction
- 2 Site
- 3 Planning Background
- 4 Proposals
- 5 Planning Policy
- 6 Drawings**

(Plan based on Ordnance Survey data (source: 10001041) site dimensions and location interpolated from photographs. Note: walls to landscape level measured at C or approximately 750mm to southeast of ring extension.

KEY:

BP	Boiler	W	Waste pipe
F	Boiler or stove flue	FE	Feather edged board fence
V	Extract vent	PH	Post & horizontal rail fence
Q	Quarry	PHB	Post & wire fence
IC	Inspection chamber		
IMP	Rainwater downpipe		
SVP	Soil & vent pipe		



existing



Reference	Quantity	Unit
Existing Elevations & Sections		
Mr & Mrs Metters		
Proposed Extensions & Alterations		
Quarry Cottage, New 1000 400		
Job No.	Date	Scale
0007	09/2021	1:100
Drawn by	Checked by	Drawn at
		ES_002

Fig. 49: EX_002 Existing Elevations and Sections (not to scale)

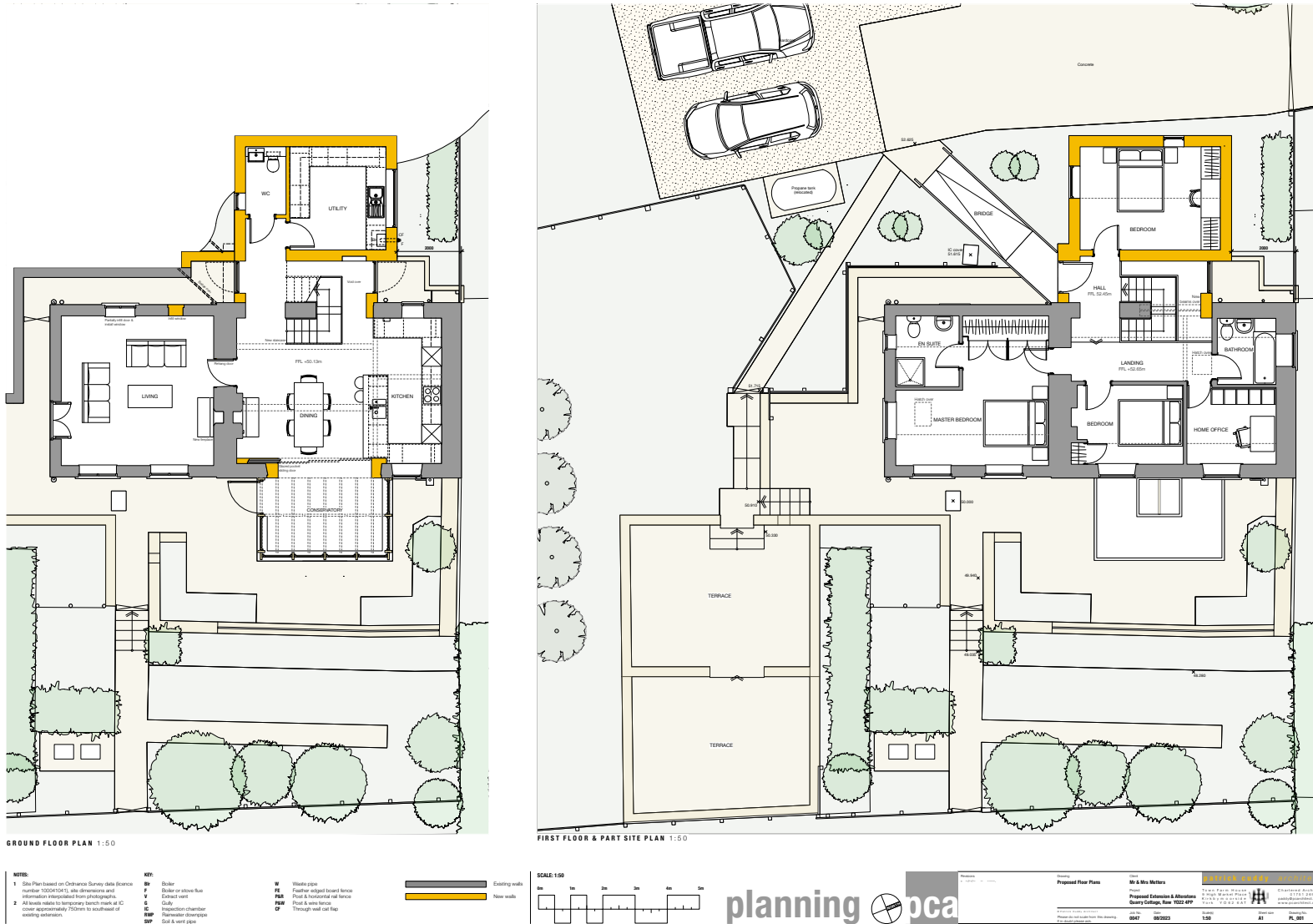
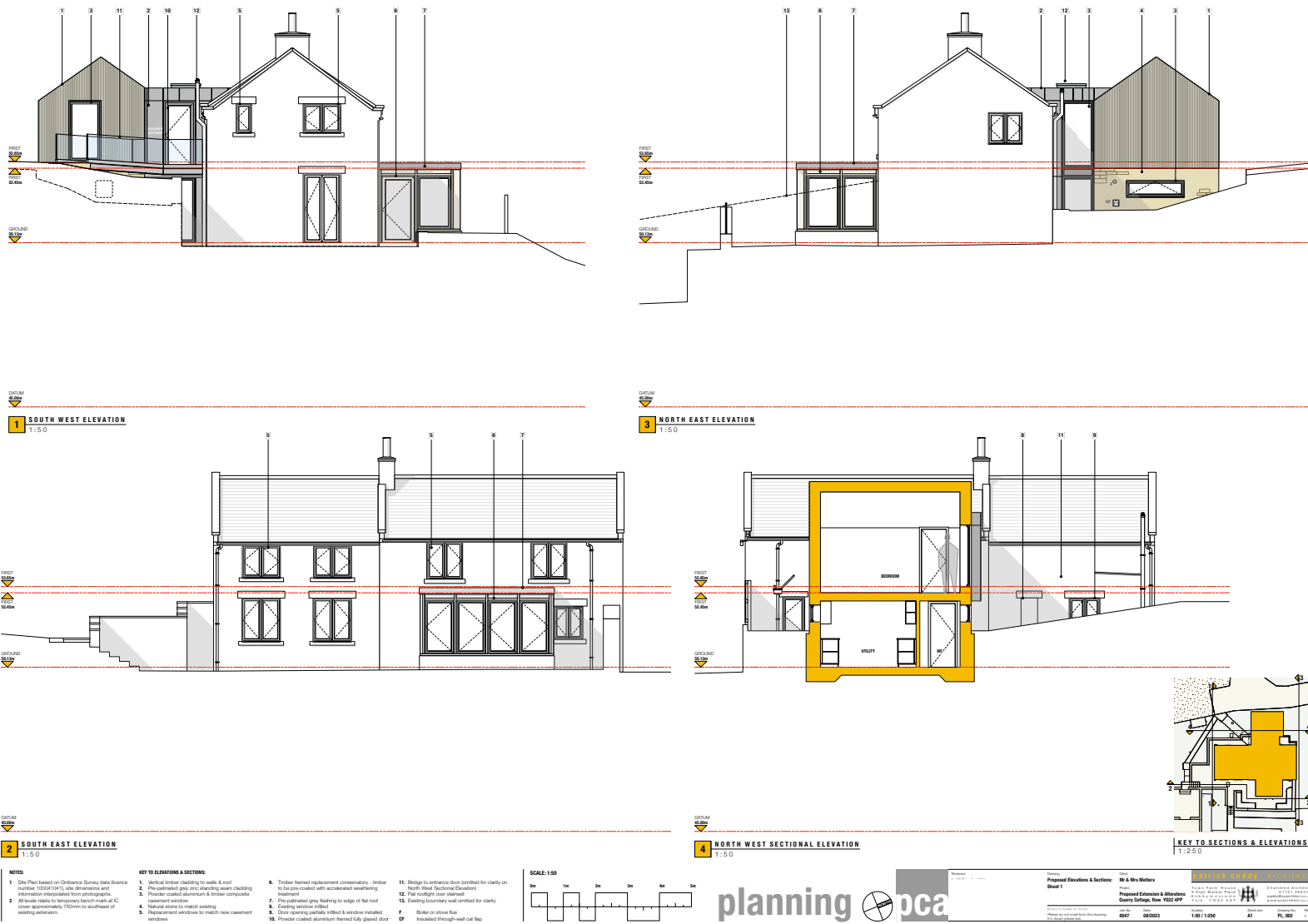


Fig. 50: PL_001 Proposed Plans (not to scale)

Project Details

- 1 Introduction
- 2 Site
- 3 Planning Background
- 4 Proposals
- 5 Planning Policy
- 6 Drawings**



Project Details

- 1 Introduction
- 2 Site
- 3 Planning Background
- 4 Proposals
- 5 Planning Policy
- 6 Drawings**

Fig. 51: PL_002 Proposed Elevations and Sections: Sheet 1 (not to scale)



Project Details

- 1 Introduction
- 2 Site
- 3 Planning Background
- 4 Proposals
- 5 Planning Policy
- 6 Drawings**

Fig. 52: PL_003 Proposed Elevations and Sections: Sheet 2 (not to scale)



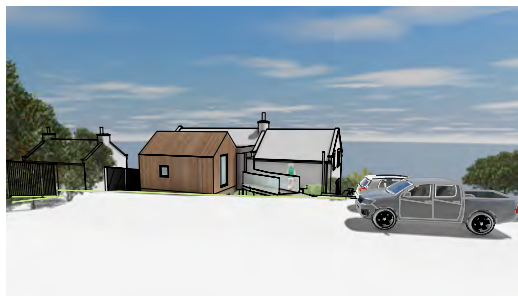
01 SKETCH VIEW LOOKING SOUTH N.T.S.
From the drive towards Quarry Cottage



02 SKETCH VIEW LOOKING EAST N.T.S.
From parking area towards new entrance



03 SKETCH VIEW LOOKING NORTH N.T.S.
From steps towards the south west elevation



04 SKETCH VIEW LOOKING EAST N.T.S.
From field towards the north west elevation



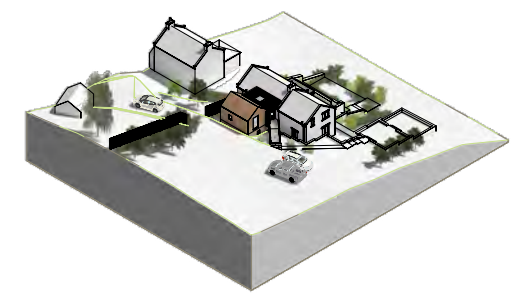
05 SKETCH VIEW LOOKING NORTH N.T.S.
From field towards the south west elevation



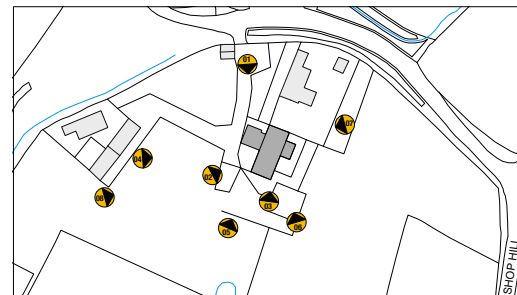
06 SKETCH VIEW LOOKING NORTH N.T.S.
From the terrace towards the south west corner



07 SKETCH VIEW LOOKING NORTH WEST N.T.S.
From neighbouring property towards Quarry Cottage

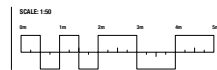


08 ISOMETRIC VIEW LOOKING SOUTH EAST N.T.S.
Towards Quarry Cottage with Bark Cottage to the left



KEY SKETCH VIEW LOCATIONS 1:500
Views 1-8

NOTES:



planning opa

Client	Mr & Mrs Maters
Project	Proposed Extension & Alteration Quarry Cottage, New 1022-474
Project No.	0047
Date	09/2023
Scale	1:50 / 1:200
Sheet No.	A1
Drawing No.	PL_004

Project Details

- 1 Introduction
- 2 Site
- 3 Planning Background
- 4 Proposals
- 5 Planning Policy
- 6 Drawings**

Fig. 53: PL_004 Proposed Sketch Images (not to scale)

HOUSEHOLDER PLANNING APPEAL

Appendix E: Application Correspondence

Includes A4 portrait pages

LPA REFERENCE: NYM/2023/0569

Quarry Cottage, Raw, Whitby YO22 4PP

Town Farm House
9 High Market Place
Kirkbymoorside
York YO62 6AT

01751 269312

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Patrick Cuddy Architect
Town Farm House
9 High Market Place
Kirkbymoorside
York
YO62 6AT

Your ref:
Our ref: NYM/2023/0569
Date: 04 October 2023

Dear Patrick Cuddy

Application for alterations, construction of two storey rear extension together with demolition of conservatory and construction of replacement sun room and relocation of oil tank at Quarry Cottage, Raw

I refer to the above application you have submitted on behalf of Mr & Mrs Metters. I have now had the opportunity to visit the property and assess the proposals.

As you will be aware all development proposals within the National Park are assessed against the policies of our adopted Local Plan. Of particular relevance to this application is Policy CO17 (Householder Development) which aims to ensure that householder development is appropriate in terms of scale, height, form, position, and design so not to detract from the character and form of the original dwelling, or its setting in the landscape. It seeks to ensure that the design and detailing of any extension complements the architectural form and character of the original dwelling and that any new roofline respects the form and symmetry of the existing roof. In addition it requires 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. In the supporting text to the policy it advises that 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. By limiting the size of new extensions, the loss of smaller more affordable dwellings in the National Park can be avoided.

Quarry Cottage has previously been extended with a two-storey side extension which was granted planning permission in May 2003. The original habitable floorspace of the cottage amounts to approx. 56.8 sq.m and the existing two-storey side extension 43.8 sq.m, which equates to a 77.1% increase in floorspace. As such the 30% threshold in referred to in Policy CO17 has already been significantly exceeded. The proposed two-storey rear extension would add a further 41 sq.m resulting in a cumulative increase in floorspace of 149.3%. As such I regret I am unable to support the proposed two-storey rear extension in principle as it would result in the loss of a 3-bedroom family sized dwelling within the National Park.

With regard to the design of the proposal, I appreciate that the rear extension makes good use of the sloping topography and will provide a level access into the property. Unfortunately

*Working together to sustain the landscape and life of the
North York Moors for both present and future generations to enjoy*

The Old Vicarage, Bondgate, Helmsley, York YO62 5BP
01439 772700 general@northyorkmoors.org.uk
planning@northyorkmoors.org.uk northyorkmoors.org.uk



however Quarry Cottage is a very linear stone and pantile property and it is felt that the rear extension would detract from that traditional form and character. I am also concerned that the extension would dominate, rather than be subservient to the rear elevation of the property which acts as the principal entrance and have a detrimental impact on the character of an area.

Furthermore whilst the Authority is not averse to modern design, it is felt that the timber boarding and zinc standing seam cladding to the walls and roof would not complement the traditional materials of the original cottage.

With regard to the replacement of the conservatory to the front elevation, I have excluded the floorspace of the conservatory from the habitable floorspace calculations referred to above in accordance with our advice note "Implementing Policy CO17". The proposed replacement structure is a more substantial extension with a solid rather than a glazed roof and it is proposed to remove the exterior wall to allow the conservatory to be used as part of the dining kitchen although I note that sliding glazed doors are proposed to separate the rooms if necessary. Normally a more substantial extension such as this would be included within the habitable floorspace calculation and therefore would be unacceptable to the Authority given the extent of previous development. However in this case the proposed replacement conservatory would be more sympathetic to the form and character of the host building and would occupy a similar footprint to the existing conservatory. As such I am able to support this element of the proposals.

In view of the above I would suggest that the rear two-storey extension is omitted from the application so that I can recommend approval of the replacement conservatory. If your client is agreeable to this then I would be pleased to receive the amended plans at your earliest convenience. However if you wish the application to be detained as submitted I would be most grateful if you could confirm accordingly.

Should you have any questions, please do not hesitate to contact the Authority.

Yours sincerely

Mrs Jill Bastow
Senior Planning Officer

0047/3.00/1/PC

BY EMAIL ONLY

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

10 October 2023

For the attention of Mrs J Bastow

Dear Sirs

Planning application NYM/2023/0569

Project: Extension & alterations to existing dwelling

Site: Quarry Cottage, Shop Hill, Raw, Whitby YO22

Thank you for your letter dated 6 October 2023 and after discussions with my client I am writing to respond.

I can confirm that they wish for the application to be determined as it stands without the suggested alterations. With regards some of the other matters:

Policy CO17

In reviewing the NYMNPA web site page "Implementing Policy CO17 (Householder Development)", there is an error contained in the D&A Statement in including the conservatory in the calculation of the floor area as it exists at present.

Policy CO17 is addressed in the Design & Access Statement and it is accepted that the 30% threshold is exceeded but it demonstrates that the proposal would not result in the loss of a small affordable dwelling in the Park. It is worth highlighting again that the Local Plan does not provide a definition of what constitutes "a smaller more affordable dwelling", as referenced in 7.87 of the LP, that is available on the open market.

Materials

With regards to the proposed materials I would highlight the approvals for planning applications NYM/2012/0319/FL (Wild Wood, Raw) and NYM/2018/0369/FL (Gildershome, Raw), which are 440m and 310m from Quarry Cottage respectively, as being evidence of the acceptance of these materials in similar locations.

A screenshot from Google Streetview of Gildershome is attached (Appendix A) showing the use of timber cladding and zinc cladding to the single storey extension that wraps around the existing building with the north east elevation facing the highway. Your comment directly reflects the objection to the current application put forward by the Parish Council, whereas the PC supported the Gildershome application without any negative comment on the proposed materials, despite those materials being used in a more prominent position. Wild Wood is a replacement dwelling using timber cladding to the walls which is easily visible from the highway.

Cont'd/2....

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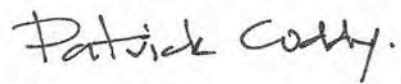
2.

Form

Although, the existing dwelling is linear in form this is largely through the extension approved in 2003 and a rear extension is the solution that has least impact on the surrounding landscape. The extension has been designed to be as low as possible (the eaves are set at a normal door height), with a significant portion being below ground, however the exceptionally low eaves height of the existing structure accentuates any difference in the two. As explained in the D&A Statement this guided the choice of a contrasting architectural language.

I trust that the application can be moved towards a determination.

Yours faithfully



Patrick Cuddy

BA(Hons) DipArch(Birm) RIBA

Enc.

cc. Client
File

Appendix A



Screenshot from Google Streetview of Gildershome, Raw showing an extension approved under NYM/2018/0369/FL using timber cladding and zinc cladding

0047/3.00/2/PC

BY EMAIL ONLY

North York Moors National Park Authority
The Old Vicarage
Bondgate
Helmsley
York
YO62 5BP

19 October 2023

For the attention of Mrs J Bastow

Dear Sirs

Planning application NYM/2023/0569

Project: Extension & alterations to existing dwelling

Site: Quarry Cottage, Shop Hill, Raw, Whitby YO22

Further to my recent correspondence dated 10 October 2023 I am writing to clarify the situation regarding the access to the site in relation to the comments submitted by the Local Highway Authority.

I can confirm that the application under consideration does not propose any alterations to the existing access to the site from Shop Hill. The access has been in situ for a number of years – in excess of 14 years according to Google Streetview – and the applicant understands that the gate is the under the same ownership as Bank Cottage.

I trust that this clarifies the situation.

Yours faithfully



Patrick Cuddy

BA(Hons) DipArch(Birm) RIBA

Enc.

cc. Client
File

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HOUSEHOLDER PLANNING APPEAL

Appendix F: The Decision Notice

Includes A4 portrait pages

LPA REFERENCE: NYM/2023/0569

Quarry Cottage, Raw, Whitby YO22 4PP

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Kirkbymoorside
York YO62 6AT

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**Town and Country Planning Act 1990
North York Moors National Park Authority**

**Notice of Decision of Planning Authority on Application for
Permission to Carry out Development**

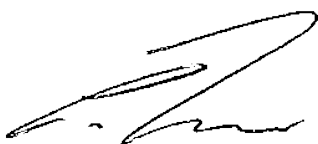
To Mr & Mrs Metters
c/o Patrick Cuddy Architect
fao: Mr Patrick Cuddy
Town Farm House
9 High Market Place
Kirkbymoorside
York
YO62 6AT

The above named Authority being the Planning Authority for the purposes of your application validated 31 August 2023, in respect of **alterations, construction of two storey rear extension together with demolition of conservatory and construction of replacement sun room and relocation of oil tank at Quarry Cottage, Raw** has considered your said application and has **refused** permission for the proposed development for the following reason(s):

1. The proposed rear extension to the dwelling, when taken with the existing side extension, would cumulatively result in a significant increase in the habitable floor space of the original dwelling, in excess of the 30% threshold set out under Policy CO17 of the North York Moors Local Plan. The proposal would further extend what is a modestly sized three bedroom cottage significantly beyond its original size and would consequently have a detrimental impact on the mix of dwelling types needed to sustain balanced communities within the National Park and result in the loss of a smaller more affordable dwelling.
2. It is considered that the proposed rear extension would by virtue of its scale, height, form, position, and design detract from the very linear form of the host property and dominate the rear elevation of the property, which acts as the principal entrance. Furthermore, the choice of materials takes no reference from those of the host property such that the extension would appear very much as a separate, unrelated structure, exacerbating its prominence on and dominance of the rear elevation. As such it is considered that it would have a detrimental impact on the character and form of the original dwelling and its setting in the landscape contrary to Strategic Policy C and Policy CO17 of the North York Moors Local Plan.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and discussing those with the Applicant. Unfortunately, it has not been possible to resolve those matters within the timescale allocated for the determination of this planning application. However, the Local Planning Authority has clearly set out, within its report, the steps necessary to remedy the harm identified within the reasons for refusal – which may lead to the submission of a more acceptable proposal in the future.



Mr C M France
Director of Planning

Date 26 October 2023

Please Note your Rights of Appeal are attached to this Decision Notice

Rights of Appeal

- (1) If the applicant is aggrieved by the decision of the Local Planning Authority to:
 - a) refuse an application for planning permission or grant it subject to conditions;
 - b) refuse an application for any consent, agreement or approval required by a condition imposed on a grant of planning permission or grant it subject to conditions; or
 - c) refuse an application for any approval required under a development order

they may appeal to the Secretary of State in accordance with Section 78 of the Town and Country Planning Act 1990 within 12 weeks of the date of this notice. The Secretary of State can allow a longer period for giving notice of an appeal but will not normally be prepared to use this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State need not consider an appeal if it seems to the Secretary of State that the Local Planning Authority could not have granted planning permission for the proposed development or could not have granted it without the conditions they imposed, having regard to the statutory requirements, to the provisions of any development order and to any directions given under a development order.

In practice, the Secretary of State does not refuse to consider appeals solely because the Local Planning Authority based their decision on a direction given by him.

- (2) If permission to develop land is refused, or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State, the owner of the land may claim that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, he may serve on the council of the county/district in which the land is situated a purchase notice requiring that council to purchase his interest in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.

Note: If an aggrieved applicant wishes to exercise their right of appeal as above mentioned, they should do so using a form which you can get from the Secretary of State at:

Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN
(Tel: 0303 444 00 00) or online at www.planningportal.gov.uk/planning/appeals

Notes

1. Please note, only the applicant possesses the right of appeal.
2. If this is a decision on a planning application relating to the same or substantially the same land and development as is already the subject of an enforcement notice, if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within 28 days of the date of this notice.
3. If an enforcement notice is served relating to the same or substantially the same land and development as in your application and if you want to appeal against your Local Planning Authority's decision on your application, then you must do so within: 28 days of the date of service of the enforcement notice, or within 6 months (12 weeks in the case of a householder appeal) of the date of this notice, whichever period expires earlier.

HOUSEHOLDER PLANNING APPEAL

Appendix G: Drawing 0047 PL_005

Includes A1 landscape pages

LPA REFERENCE: NYM/2023/0569

Quarry Cottage, Raw, Whitby YO22 4PP

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01 SKETCH VIEW LOOKING SOUTH NTS
From the drive towards Quarry Cottage



02 SKETCH VIEW LOOKING EAST NTS
From parking area towards new entrance



03 SKETCH VIEW LOOKING NORTH NTS
From steps towards the south west elevation



04 SKETCH VIEW LOOKING EAST NTS
From field towards the north west elevation



05 SKETCH VIEW LOOKING NORTH NTS
From field towards the south west elevation



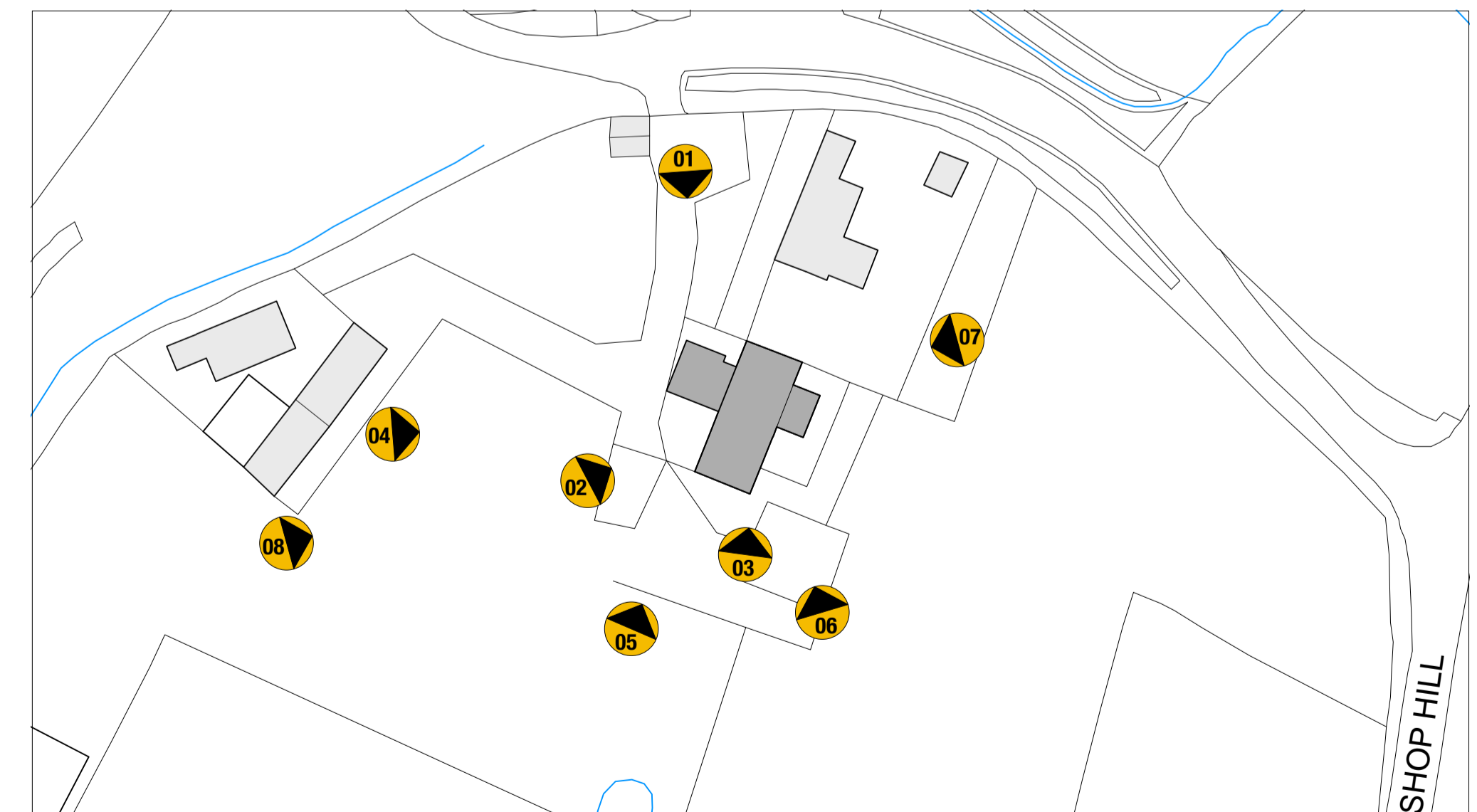
06 SKETCH VIEW LOOKING NORTH NTS
From the terrace towards the south west corner



07 SKETCH VIEW LOOKING NORTH WEST NTS
From neighbouring property towards Quarry Cottage

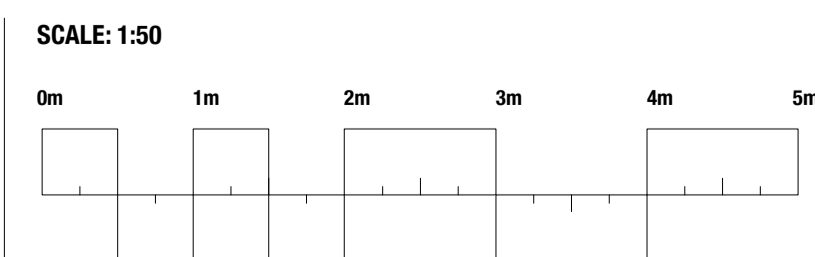


08 ISOMETRIC VIEW LOOKING SOUTH EAST NTS
Towards Quarry Cottage with Bank Cottage to the left



KEY SKETCH VIEW LOCATIONS 1:500
Views 1-8

NOTES:



planning pca

<p>Revisions</p> <p>Proposed Sketch Images: Without Textures & Colour</p> <p>at 10:00 AM, 12/20/2023</p> <p>Please do not scale from this drawing. If in doubt please ask.</p>	<p>Client: Mr & Mrs Metters</p> <p>Proposed Extension & Alterations Quarry Cottage, Raw Y022 4PP</p> <p>Job No: 0047 Date: 12/2023</p>	<p>patrick cuddy architect</p> <p>Town Farm House 9 High Market Place Kirkby moorside York YO22 6AT</p> <p>Chartered Architect 01753 289312 paddy@pcarchitect.co.uk www.pcarchitect.co.uk</p>
	<p>Scale: 1:50 / 1:250</p>	<p>Sheet size: A1</p> <p>Drawing No: PL_005</p>