

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2024/0116

Development description: erection of replacement timber double garage (retrospective)

Site address: Grooms Cottage, High Hollins, Eskdaleside, Grosmont

Parish: Grosmont

Case officer: Miss Megan O'Mara

Applicant: Mr and Mrs T Shepherdson, Grooms Cottage, High Hollins, Eskdaleside, Grosmont, Whitby, North Yorkshire, YO22 5PT

Agent: Cheryl Ward Planning, fao: Cheryl Farrow, High Mitten Cottage, Back Lane, Hawsker, Whitby, YO22 4FQ,

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	PL02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
2	UOR03	The development hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation. Any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
3	MC00	The building hereby approved shall form and remain a single planning unit with the dwelling known as Grooms Cottage.
4	MC00	The slate roof of the building hereby approved shall be maintained as such in perpetuity.
5	MC00	The external cladding on the building hereby approved shall be dark brown stained and maintained as such in perpetuity.

6	AC20	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be Dark Skies compliant, and no other lighting shall be installed on the site. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
7	MC00	Details of a scheme of planting shall be submitted to and approved in writing by the Local Planning Authority within 3 months of the date of this approval. The scheme of planting shall include a mix of native species located to the north, east and south of the building hereby approved to provide sufficient screening of the development. The approved details of landscaping shall be carried out in the first planting and seeding seasons and any trees or plants which within a period of five years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species.

Reason(s) for condition(s)

Reason number	Reason code	Reason text
1	RSN PL01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
2	RSN UOR03	In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with Strategic Policies B and M of the North York Moors Local Plan and would be likely to adversely affect the amenities of existing and future occupiers of the site.
3	RSN MISC00	In order that the development complies with Policy CO17 and Strategic Policy M of the Authority's adopted policies as set out within the Local Plan.
4	RSN GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

5	RSN GPMT02	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
6	RSN AC01	In accordance with Policy ENV4 which seeks to protect dark night skies.
7	RSN LD01	In order to comply with the provisions of Strategic Policy C of the North York Moors Local Plan which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.

Informative(s)

Informative number	Informative code	Informative text
1	MC INF02	The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or on the ground stability web site .

Consultation responses

Highways
No objections

Third party responses

No responses

Publicity expiry

3 April 2024

Photo showing the development completed.



Photo showing the development from the access track.



Background

Grooms Cottage is a dwelling located within the open countryside of Grosmont. The unit forms the eastern end of a range of converted outbuildings, approved in 1992. The converted unit is of stone and slate construction and has been extended, following an approval in 2010.

It was brought to the Authority's attention that the applicants had built a garage building outside of the domestic curtilage, without planning permission. The Enforcement team advised the applicant that planning permission was required, and this application was subsequently submitted seeking retrospective permission for the timber clad domestic garage.

Main issues

Local Plan

Strategic Policy C relates to the quality and design of development within the National Park. The policy seeks to ensure that proposed development maintains and enhances the distinctive character of the National Park through appropriate siting, orientation, layout and density together with carefully considered scale, height, massing and form. Proposals should incorporate good quality construction materials and design details that reflect and complement the architectural character and form of the original building and/or that of the local vernacular.

Policy CO17 states that development within the domestic curtilage of dwellings should only be permitted where the scale, height, form, position and design of the new development does not detract from the character and form of the original dwelling or its setting in the landscape. The policy also states that the development should reflect the principles outlined in the Authority's Design Guide.

Discussion

The Authority is not typically supportive of domestic outbuildings outside of the domestic curtilage, particularly within the open countryside. The encroachment of domestic structures and paraphernalia can be detrimental to the character and special qualities of the landscape within the National Park. As such, the Authority expects development such as domestic garages, to be located within the domestic curtilage, close to the host dwelling in inobtrusive positions.

In this instance the development has been constructed outside of the domestic curtilage. However, the development, for which this application seeks retrospective permission, is well screened by the topography of the land, resulting in the garage sitting lower than the host dwelling. When viewed from the south on Eskdaleside, which is elevated above the development site, the domestic garage building sits well within the landscape and appears functionally related to the adjacent dwelling. The dark

colours utilised in the construction of the building are subdued and as such blend in well with the surrounding setting.

It has been conditioned that the building is used solely for domestic storage ancillary to Grooms Cottage and that the building remains as a single planning unit with the host dwelling. The Authority would not be supportive of any alternative use for this building. It has also been conditioned that a scheme of planting is submitted to the Authority to improve the overall long-term screening of the development.

Overall, whilst the Authority would not usually be supportive of domestic development outside of the curtilage within the open countryside, it is considered that there is very little visual harm caused by the development at Grooms Cottage. The use of the development hereby approved is ancillary to and has been tied to the host dwelling and as such, it is not considered that the use of the building will be detrimental to the wider area. In view of the above, the application is recommended for approval.

Public Sector Equality Duty imposed by section 149 of the Equality Act 2010

The proposal is not considered to unduly affect any people with protected characteristics.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.