

North York Moors National Park Authority

Delegated Decision Report

Application reference number: NYM/2024/0140

Development description: demolition of existing outbuildings and construction of office/garage building together with relocation of door on existing tractor shed

Site address: 3 The Cliff, Iburndale

Parish: Eskdaleside-Cum-Ugglebarnby

Case officer: Miss Megan O'Mara

Applicant: Mr & Mrs B & L Dickinson

3 The Cliff, Iburndale, Whitby, North Yorkshire, YO22 5DS

Agent: BHD Design Ltd

fao: Mr Neil Duffield, Airy Hill Manor, Waterstead Lane, Whitby, YO21 1QB,

Director of Planning's Recommendation

Approval subject to the following:

Condition(s)

Condition number	Condition code	Condition text
1	TM01	The development hereby permitted shall begin not later than three years from the date of this decision.
2	PL02	The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved.
3	UOR03	The development hereby permitted shall be used for domestic storage/home office/garage 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.
4	GPMT02	No work shall commence on the construction of the walls hereby approved until a sample of the materials to be used in the construction of the external surfaces shall have been

Condition number	Condition code	Condition text
		prepared on site for inspection and approved in writing by the Local Planning Authority. A sample panel showing the construction materials shall be at least 1 metre x 1 metre and show the proposed material, coursing, jointing, method of tooling (if necessary), bond, mortar, pointing technique. A palette of other materials to be used in the development (including roofing, water tabling, new lintels and cills, cladding and render if necessary) shall also be made available. The development shall be constructed in accordance with the approved sample(s), which shall not be removed from the site until completion of the development.
5	BCMT09	No work shall commence on the installation of any fenestration (windows and doors) element in the development hereby approved until detailed plans showing the constructional details and external appearance of all external elements, including frames and glazing, have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate the overall fenestration design on a scale of not more than 1:20, the longitudinal and cross-sectional detailing including means of opening at a scale of not more than 1:5, and moulding details (i.e., frame, glazing bar) at a scale of not more than 1:2. All fenestration elements shall be installed in accordance with the details so approved and shall be maintained in that condition 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.
Reason(s) for condition(s)		
Reason number	Reason code	Reason text
1	RSN TM01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2	RSN PL01	For the avoidance of doubt and to ensure that the details of the development comply with the provisions of Strategic Policies A

Reason number	Reason code	Reason text
		and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
3	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.
4	RSN GPMT01	For the avoidance of doubt and in order to comply with the provisions of Strategic Policies A and C of the North York Moors Local Plan which seek to ensure that building materials are of a high quality and compatible with the character of the 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.

Consultation responses

Parish

No objections.

Highways

Although the access onto the highway is very poor, the proposals are not expected to increase the amount of vehicular traffic using this access compared with the amount that already have permitted use. Therefore, there are no local highway authority objections to the proposed development.

Third party responses

No responses

Publicity expiry

Advertisement/site notice expiry date: 3 April 2024

This photo shows the building to be demolished, visible between the host dwelling and existing holiday cottage.



This photo shows the building to be demolished and replaced.



Background

3 The Cliff is located in the main built-up area of Iburndale, approximately 25m from the National Park boundary. East of the main dwelling, running parallel with the highway is a traditional stone and pantile outbuilding which has been converted into a holiday cottage. Set back behind the main dwelling and holiday cottage is a large prefabricated, white painted outbuilding. The building is currently used for domestic purposes but is in a poor state of repair.

It is proposed that the existing building is demolished and replaced with a new building for domestic storage, garaging and home office purposes. The proposed building is of traditional agricultural design with stone plinth and vertical timber cladding under a pantile roof. It is proposed that the linear outbuilding will have solar panels on the southern roof slope.

The application also includes an alteration to the existing tractor shed. It is proposed that the doors will be moved from the south to the north elevation.

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 proposed replacement building is considered to be an enhancement on the existing structure. Whilst minimal, there are some views into the site from public vantage points and at present, the white prefabricated building fails to compliment the surrounding buildings. The proposed replacement building uses materials that are more in keeping with the surrounding setting and will sit well with the host dwelling and holiday cottage. The solar panels have also been positioned in a way that minimises their visual impact and are predominantly obscured by the holiday cottage.

In addition to the visual impact, it is considered that the proposed domestic use of the building is unlikely to result in wider harm. There will be no increase in terms of noise and activity and therefore unlikely to affect neighbouring amenities.

Overall, the proposed scheme reflects pre-application discussions and is considered to adhere to the Authority's adopted policies and Design Guidance. In view of the above, the application is therefore 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.