

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2024/0146

Development description: demolition of conservatory and construction of single storey side extension

Site address: The Gatehouse, Newlands Road, Cloughton

Parish: Cloughton

Case officer: Miss Victoria Flintoff

Applicant: Mr David Marsden

The Gatehouse, Newlands Road, Cloughton, Scarborough, YO13 0AR

Agent: Stone and Associates Architects Ltd

fao: Mr Elie Doumar, 7B The Studio, Saville Street, Malton, YO17 7LL

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	PL01	<p>The development hereby permitted shall be carried out in accordance with the following approved plans:</p> <table><thead><tr><th>Document Description</th><th>Rev</th><th>Date Received</th></tr></thead><tbody><tr><td>Existing Plans and Elevations</td><td>C</td><td>10 April 2024</td></tr><tr><td>Proposed Plans and Elevations</td><td>C</td><td>23 April 2024</td></tr></tbody></table>	Document Description	Rev	Date Received	Existing Plans and Elevations	C	10 April 2024	Proposed Plans and Elevations	C	23 April 2024
Document Description	Rev	Date Received									
Existing Plans and Elevations	C	10 April 2024									
Proposed Plans and Elevations	C	23 April 2024									
3	PDR02	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no further extensions to the property known as The Gatehouse, Newlands Road, Cloughton, shall take place without a further grant of planning permission being obtained from the Local Planning Authority.									

Condition number	Condition code	Condition text
4	GPMT03	All new external materials used in the development hereby permitted shall match that of the existing building including the colour and texture and finish and where these include stone and/or brick, the method of coursing and pointing in the local tradition.
5	AC21	No up-lighting shall be installed on the development hereby permitted. Any external lighting installed on the development hereby approved shall be Dark Skies compliant and no other lighting shall be installed on the site. All lighting shall be installed to minimise its impact on neighbouring amenity. The lighting shall be installed in accordance with the above 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 and C of the North York Moors Local Plan, which seek to conserve and enhance the special qualities of the National Park.
3	RSN PD01	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with Strategic Policies A and C and Policy CO17 of the North York Moors Local Plan, which seek to enhance and conserve the special qualities of the National Park and secure high quality design for new development and to maintain a suitable mix of housing types within the National Park.
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 AC07	In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new

Reason number	Reason code	Reason text
		development does not detract from the quality of life of local residents and to preserve and enhance the National Park's Dark Night Skies, in accordance with Policy ENV4.

Consultation responses

Parish

No comments received.

Publicity expiry

04 April 2024

Front and Side elevation of The Gatehouse, Cloughton



Background

The Gatehouse Cloughton is a traditional stone and slate dwelling with decorative timber barge boards and finials.

Previous planning history relates to the replacement of the integral double garage along with a first floor and larger side extension. This included the conversion of the rear portion of the garage. Simultaneously, a small conservatory was constructed at the rear and since the early 2000's, there have been smaller applications relating to the installation of uPVC windows, the erection of a flue pipe and the replacement of a composite door to the rear.

This application seeks permission to replace the rear conservatory with a more permanent pitched extension formed of stone and slate with a timber framed gable.

Main issues

Local policy context

The most relevant policies contained within the North York Moors Local Plan 2020 to consider with this application are Strategic Policy C (Design) and Policy CO17 (Householder Development).

Strategic Policy C seeks to maintain and enhance the distinctive character of the National Park by considering siting, orientation, layout, and density of proposals in addition to appropriate scale, height and massing and form. Proposals should utilise good quality materials and be of a high-quality, sustainable design that reflects and complements the architectural character and form of the original building and/or that of the local vernacular.

Policy CO17 seeks to ensure that development within the domestic curtilage of dwellings should take full account of the character of the local area and the special qualities of the National Park. Development will only be permitted where: the scale, height, form, position, and design of new development do not detract from the character and form of the original dwelling and its setting; the development does not adversely affect the amenity for the existing and neighbouring occupiers; and that the development reflects the principles of the Authority's design guide. In this instance, Part 2 of the Design Guide (Extensions and Alterations to Dwellings) is relevant. In the case of extensions and alterations to the existing dwelling, 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; the design and detailing should complement the architectural form and character of the original dwelling.

Material considerations

The proposal seeks permission to replace the rear conservatory with a more permanent pitched extension formed of stone and slate with a timber framed gable.

In terms of Strategic Policy C and Policy C017 and as set out in Part 2 of the Authority's Design Guide, alterations to an existing dwelling should be complementary to the existing form and character with high quality design details that result in no harm to the host dwelling, wider area, or neighbouring amenity. The current rear extension is not particularly sympathetic; however, it is set at a low level, contributing minimally to the overall mass of the dwelling. The initial proposed plans sought to construct a much longer extension which protruded beyond the rear elevation, with a taller roof pitch and three rooflights.

During the assessment of the plans against Policy C017, it was found that the dwelling has already had a first-floor extension above the garage, an enlargement of the side extension and the conversion of some of the garage space. As such, the proposed extension far exceeded the maximum 30% increase limit afforded by Policy C017. However, the property is not particularly small in nature and the proposal would be replacing a less sympathetic extension. As such, it was determined that provided the new extension is no larger than the footprint of the existing conservatory and is of a high-quality design, there may be an acceptable scheme.

As such, the agent revised the plans, reducing the length of the extension and stepping it back from the rear gable whilst reducing the height and number of rooflights. This would result in an extension that is sympathetic to the host dwelling where previously it would have overly dominated the southern elevation, particularly when viewed from the neighbouring plot. The rooflights are also proposed to be conservation style and all materials are to match those of the host dwelling including coursed tooled stone and natural slate. A lean-to construction was considered, although it was determined by the applicant that they wish to replicate the pitch of the gable on the host dwelling. In view of the other amendments and use of high-quality materials, the design is acceptable in this instance.

As such, it is considered that the alterations to the size, height and design of the extension enable a high-quality proposal which could be considered an enhancement on the existing. Additionally, the design and materials are of a high quality and would not result in an unacceptable harm to neighbouring amenity or the character and appearance of the host dwelling or wider area.

Conclusion

It is considered that the amended proposal adheres to Strategic Policy C and Policy C017 of the Authority's adopted policies, set out within the Local Plan, and 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.

Pre-commencement conditions

Not applicable.

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, with the amendments as submitted, are likely to improve the economic, social, and environmental conditions of the area.