

North York Moors National Park Authority

Plans list item 1, Planning Committee report 16 May 2024

Application reference number: NYM/2024/0102

Development description: Alterations, construction of porch, removal of two rear dormer windows and construction of two storey extension, alterations to one rear dormer window to form balcony together with installation of air source heat pump

Site address: Hill Top, Clack Lane, Osmotherley

Parish: Osmotherley

Case officer: Miss Megan O'Mara

Applicant: Sara and James Redmayne, Hill Top , Clack Lane, Osmotherley, North Yorkshire, DL6 3PW

Agent: JR Planning, fao: Mr Tom Shiels, Velocity Point, Wreakes Lane , Dronfield, S18 8XJ

Director of Planning's Recommendation

Refusal for the following reason:

Reason(s) for refusal

Refusal reason code	Refusal reason text
1	The proposed extension by reason of its bulk, scale and position, in combination with the top heavy appearance of the proposed Juliet balcony, would be detrimental to the character and form of the host dwelling south elevation and as such the development is considered to be contrary to Strategic Policy C and Policy CO17 of the Authority's adopted policies, as set out within the Local Plan, and Part 2 of the Authority's Design Guidance.

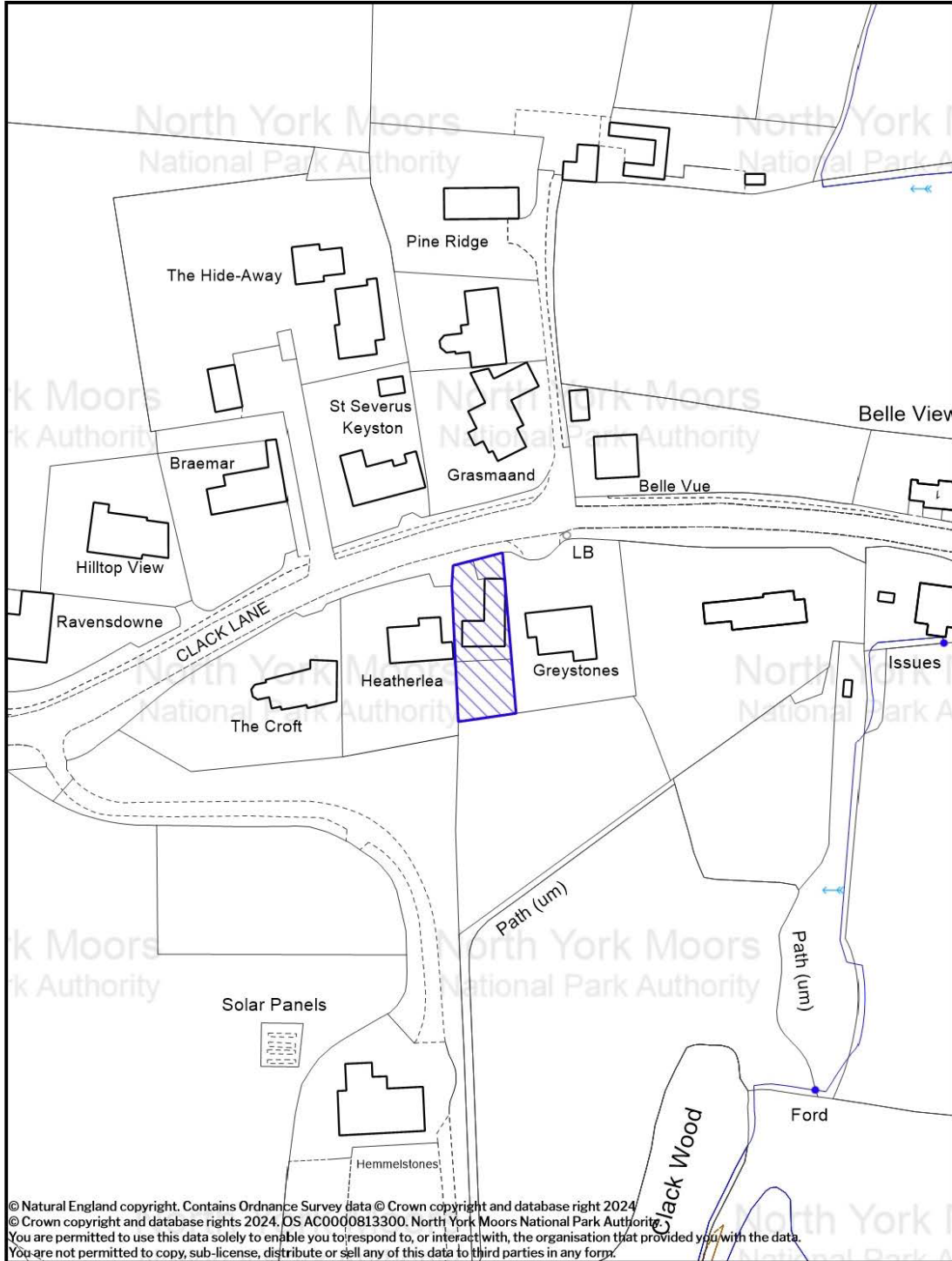
Map showing application site



North York Moors National Park

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Scale: 1:1250



Consultation responses

Parish

The council supported this application as it felt that the design and appearance would be enhanced and that the air source heat pump would be an environmental improvement to be championed.

Highways

No objection

Environmental Health

No objection - The applicant has provided very little information on the noise impact of the air source heat pump beyond the manufacturer's specification, which indicates that at 1m the measured sound level was 53dBA. However, the location of the heat pump is away from adjacent properties and is unlikely to have an adverse impact from noise.

Third party responses

None received.

Consultation expiry

7 March 2024

Background

Hill Top is a one and half storey dwelling on Clack Lane, Osmotherley. The dwelling has been significantly altered over the years and originated as a very modest bungalow; however, the overall appearance of the dwelling has been enhanced by the existing alterations by incorporating design and materials that are reflective of the local vernacular.

This application seeks planning permission for a gabled extension on the rear southern elevation of the dwelling, together with the introduction of a Juliet balcony in the place of an existing dormer window on the rear roof slope which faces across open countryside towards the Vale of Mowbray.

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.

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Policy C017 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

Pre-application advice was sought by the applicants for the scheme that has been submitted under this application. The applicants were advised that it was Officer opinion that the scale, mass, form and position of the proposed development would be harmful to the host dwelling. It was also advised that the proposed gable extension and Juliet balcony would completely alter the appearance of the south elevation of the dwelling, which combined with existing extensions, would be detrimental to the original character and form of the dwelling. Despite this advice, the applicants have submitted the application with an identical scheme.

The dwelling originated as a very simple bungalow of basic design and construction. In 1989 planning permission was granted for various alterations and extensions to the dwelling which resulted in a significant improvement to the overall appearance of the dwelling, more in keeping with the surrounding area. In 2009, planning permission was granted for the construction of a garage off the front gable extension; in 2015, planning permission was granted for the garage to be converted into additional living accommodation. The property is unusual in that the 'front' of the property faces Clack Lane, its where an oil tank is located, the vehicle access and parking is located, there is a gated yard whereas the rear elevation contains the windows of the principal living rooms and a formal garden overlooking the landscape of the Vale of Mowbray and in planning terms has the character and appearance of a front elevation for planning purposes.

Policy C017 explains 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. The existing extensions have increased the total habitable floorspace by more than 100%, significantly beyond the 30% limit set out in the policy. As such, this element of the policy has not been applied given that the floorspace increase proposed is incredibly minimal and the dwelling has already been overdeveloped.

The recommendation for refusal is therefore based purely on design and the resultant impact of the proposed development on the host dwelling.

Part 2 of the Design Guide states that whilst the Authority acknowledges the desire to extend existing dwellings, it is concerned that cumulative extensions and incremental growth of a property can lead to an overdevelopment of the site. This can often be to the detriment of the character and appearance of the existing house and the wider area. The property has already been significantly extended, with the addition of a first floor and two extensions on the front elevation of the dwelling. The proposal to add a gable extension on the rear of the dwelling is considered to be overdevelopment of the site.

The proposed gable extension on the rear is of considerable bulk but creates very little additional floorspace; it is therefore considered that there is inadequate justification to demonstrate that the benefit of the extension would outweigh the visual harm to the host dwelling.

The Authority's design guidance and policies are clear that extensions must be clearly subservient to the host dwelling; this can be done through simple approaches such as lowered ridge and eaves heights. The ridge height of the proposed extension, whilst slightly lower than the host dwelling, sits much higher than the ridge height of existing extensions. The existing extensions therefore appear far more subservient than the proposed gable in terms of ridge and eaves height. It is also considered that by dominating more than half of the rear elevation, the extension would fail to appear subservient.

In addition to the proposed gable extension, the application also includes a Juliet balcony, which replaces the first of three small dormer windows on the rear roof slope. Juliet balconies are not a typical feature of the local vernacular and can create a top heavy or off balanced appearance to an elevation. It is important to note that a Juliet balcony of similar design was approved under the 2015 application which approved the front extension. This application was implemented and as such the approved Juliet balcony can be constructed. However, it is considered that the combined impact on the proposed gable extension and Juliet balcony would have a detrimental impact on the character of the host dwelling. The Authority has won design appeal in similar circumstances at Fylingdales where the Inspector agreed the rear elevation was more important than the front elevation given the orientation of the house to the wider landscape.

Overall, it is considered that, in addition to the existing extensions, the Juliet balcony and proposed gable extension would result in significant overdevelopment of what was once a very modest dwelling on an elevation which has the character of a 'front elevation.' The combined impact of the proposed gable extension and Juliet balcony would have a detrimental impact on the character of the southern elevation of the dwelling. It is therefore considered that the proposed development would be contrary to Strategic Policy C and Policy CO17 of the Authority's adopted policies and as such, the application is recommended for refusal.

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.

Contribution to Management Plan objectives

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 concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested.