

# North York Moors National Park Authority

## Delegated decision report

**Application reference number:** NYM/2024/0248

**Development description:** demolition of utility/porch and garage and removal of bay window, alterations, construction of single storey extension and installation of replacement bay window together with construction of replacement garage and alterations to access.

**Site address:** West Quarter, Raw Pasture Bank, Robin Hoods Bay

**Parish:** Fylingdales

**Case officer:** Miss Emily Jackson

**Applicant:** Mr & Mrs M & C Candler, Fryston Grange, Fryston Common Lane, Monk Fryston, LS25 5EP

**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	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>Drawing No.</th><th>Rev. No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Location Plan</td><td>D12642-01</td><td>D</td><td>05 April 2024</td></tr><tr><td>Floor Plans and Elevations</td><td>D12642-07</td><td>E</td><td>10 May 2024</td></tr><tr><td>Garage Floor Plan and Elevations</td><td>D12642-08</td><td>C</td><td>10 May 2024</td></tr><tr><td>Proposed Block Plan</td><td>D12642-08</td><td>C</td><td>10 May 2024</td></tr></tbody></table>	Document Description	Drawing No.	Rev. No.	Date Received	Location Plan	D12642-01	D	05 April 2024	Floor Plans and Elevations	D12642-07	E	10 May 2024	Garage Floor Plan and Elevations	D12642-08	C	10 May 2024	Proposed Block Plan	D12642-08	C	10 May 2024
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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 West Quarter, Robin Hoods Bay shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
4	GPMT06	The external elevations of the extension and garage building hereby approved shall, within three months of first being brought into use, be clad in vertical timber boarding and shall either be stained a dark colour or left to weather naturally. The cladding shall thereafter be so maintained.
5	GPMT03	All new roof tiles and rainwater goods used in the development hereby permitted shall match that of the existing building including the colour and texture and finish.
6	UOR03	The garage building 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 or overnight accommodation. Any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
7	MHC-03	<p>The development must not be brought into use until the access to the site has been set out and constructed in accordance with the 'Specification for Housing and Industrial Estate Roads and Private Street Works" published by the Local Highway Authority and the following requirements:</p> <p>The crossing of the highway verge must be constructed in accordance with the Standard Detail number E50 and the following requirements.</p> <ul style="list-style-type: none"> <li>- Any gates or barriers must be erected a minimum distance of 6 metres back from the carriageway of the existing highway and must not be able to swing over the existing highway.</li> </ul> <p>All works must accord with the approved details.</p>

### 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.
4-5	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.
6	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.
7	RSN MHC-03	To ensure a satisfactory means of access to the site from the public highway in the interests of highway safety and the convenience of all highway users.

## Consultation responses

Parish

No Objections

Highways

No Objections to principle of drive being widened but recommends conditions.

Third party responses

No Objections

Publicity expiry

13 May 2024

Photo showing northern (rear) elevation of West Quarter, Robin Hoods Bay; single storey lean-to extension proposed to be constructed to infill space between kitchen outshot. UPVC porch to be removed.



Photo showing southern (front) elevation of West Quarter, Robin Hoods Bay; existing curved bay window proposed to be removed and replaced with square bay window.



Photo showing existing garage building that is proposed to be removed. Replacement garage building to be constructed in northwestern corner of site (left of photograph)



Photo showing view into site from Raw Pasture Bank; property is well screened behind mature beech hedgerow.



## Background

West Quarter is a 1930's style bungalow located on Raw Pasture Bank which leads from Robin Hoods Bay to Hawkser. The property takes the form of a 'T' shape and is orientated so that the principal elevation looks south to the coast and rear toward Raw Pasture Bank. The property is faced with an off-white render under a red pantile roof with white UPVC fenestration elements and black rainwater goods.

To the rear of the property lies a detached single storey garage building for which planning permission was granted in 1978. To the east of the dwelling there is a long driveway. The topography of the site slopes downwards away from the road and the property is screened by a mature beech hedgerow to the northern boundary.

There is no planning history for the property other than the garage building.

This application seeks permission for the construction of a single storey extension to the rear of the property, installation of a replacement bay window to the southern gable together with the construction of a replacement garage building and widening of the existing access into the site.

The proposed lean-to extension would extend beyond the southern elevation of the dwelling to infill the space between the existing kitchen outshot to form an entrance hall, dressing room, en-suite, study and bathroom. The extension would measure approximately 14 m x 3 m (3.8m to entrance hall) with a height to the eaves of 2.8 m and a ridge height of 4 m. The external elevations of the extension are proposed to be clad in vertical timber boarding under a pantile roof.

The proposed replacement garage building would be located in the northwestern corner of the site and constructed using vertical timber boarding under a pitched profile sheet roof. The proposed garage building would measure 6.5m x 6.5 m with a height to the eaves of 2.3m and a ridge height of 3.5m.

## Main issues

### Local Plan

The most relevant policy contained within the North York Moors National Park Authority 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 appropriate 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 the case of extensions and alterations to the existing dwelling, extensions should be subservient to the main part of the building and should not increase the total habitable floor space by more than 30% unless there are compelling planning considerations in favour of a larger extension.

### Material Considerations

With regard to Policy CO17, the proposed extension would accord with the 30% threshold, accounting for an increase in total habitable floor space of 28.8%. In terms of scale, the proposed development would appear subservient to the host dwelling, featuring an eaves and ridge height that is lower than the host dwelling and a step into the eastern elevation.

Following officer concerns regarding the design of the proposal, several amendments to the scheme have been made including: change to timber cladding rather than composite cladding, change to clad only the extension and garage building rather than the entire dwelling, and change to a hipped roof to the bay window rather than ridge and gable as initially proposed. Following such amendments, the design of the extension is considered to be appropriate for the host dwelling and is unlikely to have an adverse impact upon the appearance of the dwelling or wider locality.

The proposed garage building is considered to be of an appropriate size to serve the host dwelling and is of an in-keeping design. The re-location of the proposed garage building to the northwestern corner of the site would be an improvement to the existing garage as it would provide the property with additional parking and a greater degree of turning space. Given the sloping topography of the site, the proposed garage building would not be prominent when viewed from Raw Pasture Bank and would benefit from existing screening to the northern boundary.

It is not considered that the development would have an adverse impact on neighbouring amenity. The property is well distanced from neighbouring properties and no windows are proposed to the west.

The Highways Authority have no objections to the principle of the drive being widened, subject to a condition being applied.

No objections to the proposal have been received.



## Conclusion

For the reasons outlined above, the proposal meets the aims of Strategic Policy C and Policy CO17 of the NYMNPA Local Plan 2020 and as such, approval is recommended.

## 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 recommended changes to the proposal including changes to the cladding and alterations to the roof design, so as to deliver sustainable development.