

North York Moors National Park Authority

Delegated decision report

Application reference number: NYM/2024/0282

Development description: alterations and extension to existing studio building to house home gym (revised scheme following refusal of NYM/2024/0077)

Site address: Windy Ridge, Egton

Parish: Egton

Case officer: Miss Megan O'Mara

Applicant: Ms Rachel Barker

Windy Ridge, Egton, North Yorkshire, YO21 1UE

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	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.
4	GPMT10	All new windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity.
5	MC00	The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight and shall be

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		maintained as such in perpetuity.
6	GPMT26	All rainwater and foul water goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity.
7	GPMT27	All flues associated with the proposed development shall be coloured matt black and maintained in that condition in perpetuity.
8	AC00	No development, including demolition and/or construction works shall take place outside 08.00 hours to 18.00 hours Mondays to Fridays; 08.00 hours to 13.00 hours on Saturdays or at any time on Sundays or Bank Holidays.
9	AC00	No deliveries shall be taken at or despatched from the site outside 08.00 hours to 18.00 hours Mondays to Fridays; 08.00 hours to 13.00 hours on Saturdays or at any time on Sundays or Bank Holidays.

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 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.
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

Reason number	Reason code	Reason text
		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 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.
7	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.
8&9	MISC00	In order to comply with the provisions of Strategic Policy A of the North York Moors Local Plan which seeks to ensure that new development does not detract from the quality of life of local residents.

Consultation responses

Parish

Comments - Is a hipped roof and the shape and style of the rear window appropriate and in-keeping with the area.

Highways

No objections

Environmental Health

No objection but provided guidance for hours of construction and deliveries.

Third party responses

No responses

Publicity expiry

Advertisement/site notice expiry date: 29 May 2024

This photo shows the outbuilding as existing.



Background

Windy Ridge is a detached former farmhouse of a traditional stone and pantile construction with partial white render, located on the western edge of Egton village, outside of the Egton Conservation Area. The dwelling is stepped back considerably from the highway and is accessed via a small track. The dwelling has a small parking area to the north and a modest stone and pantile outbuilding north of the dwelling. A narrow parcel of land, not domestic curtilage, is within the applicant's ownership which travels northeast of the dwelling along an existing field boundary. No formal change of use of this land has been sought but it would appear that the applicant uses the land in association with the domestic unit.

Planning permission was granted in 2022 for the construction of single storey rear extension, a small, pitched dormer window to the front elevation and alterations to an existing outbuilding to form a studio. The approved extension has been completed, but the dormer has not been constructed and the outbuilding has not yet been altered.

This application seeks planning permission for a small extension to an existing outbuilding to allow for a home gym. This application is a revised scheme following refusal NYM/2024/0077.

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 outbuilding is an attractive traditional linear building but is non-listed and not located within in a Conservation Area. Whilst the Authority seeks to avoid alterations to buildings such as this, particularly within the open countryside, in this instance the development site is located within the main built-up area of the village as such different policies apply. The application seeks permission for a small extension on the western elevation of the building to provide additional space for a home gym. It would typically

be expected that the linear form would be preserved, however the proposed development would create an 'L' shaped building. Nevertheless, the extension is relatively modest and would be constructed of materials to match the existing building. Some screening is also provided by the existing dwelling. The applicant has worked closely with the Authority in order to achieve an acceptable scheme following the previous refusal and it is considered that the scheme as amended can now be supported.

It is not considered that the proposed extension would be detrimental to the character of the host building or surrounding area. As such, 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.