

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2016/0695/FL

Proposal: variation of conditions 2 (material amendment) and 7 of planning approval
NYM/2011/0685/FL to allow the addition of fascia boards on the north east
and north west elevations of outbuilding C

Location: Hillside Farm
Eskdaleside

Decision Date: 27 January 2017

Consultations

Parish – No objections

Site Notice Expiry Date – 12 January 2017

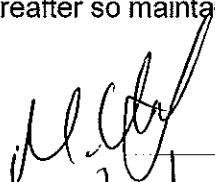
Director of Planning's Recommendation

Approval subject to the following conditions:

1. PLAN01 The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Proposed elevations	ATA-2009-28 12A	2 December 2016

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
2. MATS00 The roof of the development of the main dwelling known as Hillside Farm and outbuilding B shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and the roof of outbuilding C shall be clad in natural slate to match the roof of the existing building in terms of materials, colour and course height and shall be maintained in that condition in perpetuity, unless otherwise agreed in writing with the Local Planning
3. MATS60 All new window frames, glazing bars, external doors and door frames shall be of timber construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
4. MATS00 Other than on the north east and north west elevations of outbuilding "C", the guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5. MATS00 The rainwater goods utilised in the development hereby permitted shall be coloured black and thereafter so maintained.


25/1/17

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Reason for Conditions

1. PLAN01 For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the special qualities of the NYM National Park.
2. MATS01 For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 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.
- 3-5 MATS02 For the avoidance of doubt and in order to comply with the provisions of NYM Core Policy A and NYM Development Policy 3 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.

Background

Hillside Farm is a traditional stone and pantile dwelling with a range of traditional outbuildings to the rear. It is set in a prominent and isolated position on the road that leads from Sleights to Grosmont.

Application NYM2011/685/FL sought full permission to construct a part two storey and part single storey rear extension to provide improved accommodation to accommodate the applicant's severely disabled daughter and her nursing staff. These works are now completed.

The application also included the conversion of the range of traditional stone buildings to the rear to a hydrotherapy pool, craft room and home office, with a modest glazed link being constructed between the two buildings, B and C. A range of PV solar panels would be installed on the roof of outbuilding "C".

A non-material amendment was approved in 2015, seeking amendments to the design of Outbuilding C, swapping the location of the new roof opening and also the insertion of a wide barn door style opening in place two windows to allow more light in.

This application seeks a material amendment to allow the retention of fascia boards on the north west elevation and renewal of fascia boards on the north east elevation of Building C.

The applicant sets out in the supporting statement that fascia boarding proved necessary due to the particular construction of the building but that the fascia has been painted in black silk finish so that it blends in with the black guttering.



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Main Issues

Development Policy 3 of the NYM Local Development Framework seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 8 of the NYM Local Development Framework seeks to permit the conversion of traditional unlisted rural buildings which are situated within an existing group, for an employment use, short term self-catering holiday accommodation, residential annexe to an adjacent existing dwelling or long term/permanent residential letting units for local occupancy, where the building is of architectural or historic importance, and makes a positive contribution to the character of the area, is structurally sound, is of sufficient size to accommodate the proposed use without the need for significant alterations or extensions, is compatible in nature, scale and levels of activity with the locality, is of a high quality of design and does not required changes to the buildings curtilage or new vehicular access or parking areas.

Development Policy 19 of the NYM Local Development Framework states that proposals for extensions or alterations to dwellings, or other development within the domestic curtilage will only be supported where the scale, height, form position and design does not detract from the character of the original dwelling and its setting; the development does not adversely affect the amenities of neighbouring occupiers and that annex accommodation is ancillary to the main dwelling.

The proposed revision to the details of the development, comprising the installation and retention of fascia boarding, is not considered to result in a form of development that would be visually intrusive or detrimental to the character of the area.

In view of the above, the proposed development is considered to be in accordance with Development Policies 3, 8 and 19 of Local Development Plan and approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

Approval (No Amendments Required)

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.



