

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
Parish: Aislaby

Application No. NYM/2016/0456/CU

**Proposal: change of use of agricultural land to form extension to domestic curtilage  
(retrospective)**

**Location: rear of 11 Egton Road, Aislaby**

**Decision Date: 23 September 2016**

## Consultations

Parish – No objection

Natural England – No objection

Site Notice Expiry Date – 9 September 2016

## Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	WPDR06	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Classes E (or any order revoking and re-enacting that Order), no erection of domestic outbuildings shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
2.	WPDR09	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 2, Class A (or any order revoking and re-enacting that Order), no gates, walls fences or other means of enclosure shall be erected without a further grant of planning permission being obtained from the Local Planning Authority.
3.	GACS07	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

## Reason for Condition(s)

1 & 2.	RSN WPDR01	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 NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
3.	RSN GACS01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.

*A. dda 23/9/16*

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## Background

11 Egton Road is a detached domestic property, located in Aislaby. The dwellings in the area are built at a lower level than Egton Road with larger gardens to the north than the south, were they border onto the agricultural fields on the slope below. The farmer has sold a strip across the rear of 1-15 Egton Road to each of the properties and this is the second application for the extension of the domestic curtilage.

The application is retrospective as the land has already been fenced off from the field, steps down from the existing garden have been installed and the area has been planted with fruit bushes. No other alterations are proposed to the ground levels as was the case at the neighbouring property. The southern boundary has been extended by 3m into the field across the full 25 metre width.

## Main Issues

Development Policy 20 of the LDF seeks to permit the extension of existing domestic curtilages where the land does not form an important amenity or open space and where the change of use will not have an adverse impact on the character of the landscape

In this instance the additional land to be used as garden area is not prominent at close proximity; however the property boundary is visible across the valley in long distance views. The existing boundary wall is of a brick construction, however this is still be visible through the stock proof fencing that has been erected.

The only additional 'hard' feature proposed as part of this application are brick steps down from the existing garden. These will not be prominent across the valley and will not have any adverse landscape impact the proposed extension of the domestic curtilage is therefore considered to be acceptable in landscape terms to approve the works under Development Policy 20 of the NYM Local Development Framework.

## 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.

*A. Mon 23/9/16*