

# North York Moors National Park Authority

District/Borough: Ryedale District  
Parish: Ebberston

Application No. NYM/2016/0613/NM

Proposal: non material amendment to planning approval NYM/2014/0713/FL to allow excavation works to form undercroft parking with balustrade above

Location: Deepdale Farm  
Bickley  
Langdale End

Decision Date: 19 September 2016

## Consultations

Parish -

Highways -

Environmental Health Officer -

Site Notice/Advertisement Expiry Date – N/A

Others -


## Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN000	The development hereby approved shall only be carried out in accordance with the amended plans which comprise the addition of an extra undercroft parking space with associated earthworks and balustrade above. Otherwise the development shall be carried out completely in accordance with the approved plans and imposed conditions of planning approval NYM/2014/0713/FL
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### Reason for Condition(s)

1.		For the avoidance of doubt and to ensure the details of the development together with any subsequent insignificant variations as may be approved in writing, comply with the provisions of NYM Core Policy A and NYM Development Policy 3.
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19<sup>th</sup> Sept - 2016

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**Background**

Deepdale Farm is located in an extremely isolated location within Bickley Forest. It is accessed via a forestry track that leads from the hamlet of Darncombe.

The property comprises a stone and pantile farmhouse with substantial outbuildings attached at either side. Immediately to the rear of the property the open fields rise sharply to woodland beyond. The front of the property overlooks an enclosed garden area and then woodland beyond.

Planning permission as granted in 2014 to convert the attached barn to create additional living accommodation to be used either as a residential annexe or as a unit of holiday accommodation, to include undercroft parking.

This proposed amendment seeks consent to add undercroft parking adjacent the already approved undercroft which will require the excavation of some soil which will be used for landscaping around Deepdale Farm House. The undercroft parking would have a "structural" flat roof to be either used as a patio or as a lawn, to match the existing approval.

**Main Issues**

Development Policy 3 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 19 of the 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 extension to the parking area would not have a detrimental impact on the setting of the house of the character of the locality and is considered to be in accordance with Development Policies 3, and 19 of the Local Development Framework and approval is recommended.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent****Approval (Amendments Requested and Received)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including reduction in amount of glazing on gable end, so as to deliver sustainable development.

