

# North York Moors National Park Authority

Scarborough Borough Council  
Parish: Glaisdale

Application No: NYM/2016/0683/FL

**Proposal:** Construction of single storey extension to dwelling and single storey extension to form attached annexe accommodation

**Location:** Redmire Farm, Tranmire

**Decision Date:** 10 November 2016

## Consultations

**Parish** – No objection.

**Highways** – No objections.

**Natural England** – No objection.

**Site Notice Expiry Date** – 27 October 2016.

## Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME 01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.																		
2.	PLAN 01	<p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Red/blue line plan</td><td>P15.14(9-)-3</td><td>15 September 2016</td></tr><tr><td>Proposed elevations</td><td>1946/DW/7</td><td>3 November 2016</td></tr><tr><td>Proposed ground and first floors</td><td>1946/dw/10</td><td>3 November 2016</td></tr><tr><td>Proposed annexe elevations</td><td>1946/dw/9</td><td>15 September 2016</td></tr><tr><td>Proposed annexe floor plan</td><td>1946/dw/6</td><td>15 September 2106</td></tr></tbody></table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p>	Document Description	Document No.	Date Received	Red/blue line plan	P15.14(9-)-3	15 September 2016	Proposed elevations	1946/DW/7	3 November 2016	Proposed ground and first floors	1946/dw/10	3 November 2016	Proposed annexe elevations	1946/dw/9	15 September 2016	Proposed annexe floor plan	1946/dw/6	15 September 2106
Document Description	Document No.	Date Received																		
Red/blue line plan	P15.14(9-)-3	15 September 2016																		
Proposed elevations	1946/DW/7	3 November 2016																		
Proposed ground and first floors	1946/dw/10	3 November 2016																		
Proposed annexe elevations	1946/dw/9	15 September 2016																		
Proposed annexe floor plan	1946/dw/6	15 September 2106																		
3.	WPDR01	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), no development within Schedule 2, Part 1, Classes A to H Schedule 2, Part 2, Classes A to C and within Schedule 2 Part 14 Classes A to I of that Order shall take place without a further grant of planning permission being obtained from the Local Planning Authority.																		
4.	RSUO 09	The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Redmire Farm and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall be used only for members of the family of the occupier of the main dwelling.																		

A. Meier 10/11/16

---

**Application Number: NYM/2016/0683/FL**


---

## Conditions (Continued)

5.	MATS 00	The external walls of the development hereby permitted shall be constructed in natural stone, which shall be coursed and jointed in the local tradition. Stone to be used in the development shall be that which has been salvaged from the buildings that formerly occupied the site. Any new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.
6.	MATS 00	Where salvageable the roof tiles utilised in carrying out the development hereby permitted shall be re-used from the buildings that formerly occupied the site otherwise they shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.
7.	MATS 22	All pointing in the development hereby permitted shall accord with the following specification – a lime mortar mix of 1:2 <sup>1</sup> / <sub>2</sub> (lime; sand (sand mix of 50% sieved sharp sand and 50% builders sand)) with a slightly recessed bagged finish.
8.	MATS 60	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.
9.	MATS 467	The external face of the frame to all new windows shall be set in a reveal of a minimum of 100mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
10.	MATS 54	Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.
11.	MATS 56	The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority.
12.	MATS 70	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.
13.	MATS 72	The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
14.	MISC 00	Compensatory access for bats should be provided in the annexe hereby approved. Bat provision shall be provided by incorporating a bat roost unit (1FR Schwegler bat tube) into the upper part of the gable end wall at the South West end of the building and shall thereafter be so maintained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
15.	MISC 00	Nesting provision for Swallows will be provided within the building hereby permitted by incorporating simple platforms against beams or walls in the building as a compensatory measure in accordance with the bat survey carried out by John Drewett in September 2015. A minimum of ten platforms or twenty artificial nests should be provided and shall thereafter be so maintained in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

*A. Allen 10/11/16*

---

**Application Number: NYM/2016/0683/FL**


---

**Informative(s)**

1.	All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228.
2.	In relation to Condition 14 above, details of the bat roost unit can be found at <a href="http://www.nhbs.com/title/161276/1fr-schwegler-bat-tube">http://www.nhbs.com/title/161276/1fr-schwegler-bat-tube</a> . If this option is taken this would negate the need to use Type 1F felt in the roof or to incorporate a Morris bat slate into the roof. The 1FR bat tube has the advantage of forming a self-contained roosting place within the walls which would not be subject to disturbance by future roof repairs.

**Reason for Condition(s)**

1.	RSN TIME 01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN 01	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.
3.	RSN WPDR 01	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.
4.	RSN RSUO 09	The site is in a location where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be contrary to NYM Core Policies B and J.
5 to 7.	RSN MATS 01	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.
8 to 13.	RSN MATS 02	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.
14 & 15.	RSN MISC 02	In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.

*A. Khan 10/11/16*

---

**Application Number: NYM/2016/0683/FL**

---

**Background**

This application is for construction of single storey extension to dwelling and single storey extension to form attached annexe accommodation at Redmire Farm, Tranmire

Redmire Farm lies within the scatter of sporadic properties known as Tranmire, south east of Scaling Dam, on an area between Lealholm and the A171.

The application site is made up of the farmhouse which is heavily extended and a range of traditional and modern outbuildings/stabling. The property stands alone with a public right of way to the south.

Redmire Farm has a substantial planning history dating back to 1982 predominantly revolving around alterations and adaptations to the main farmhouse and outbuildings and the erection of modern farm buildings.

More recently and relevant to this case, in February 2008 planning permission was granted to convert the adjacent stone barns to form 2 no. holiday letting apartments. In January 2011 planning permission was granted to extend the time limit for development to commence. The consent subsequently lapsed and a new owner has since taken ownership of the site.

In February of this year planning permission was granted once again to convert the stone buildings to annexe accommodation rather than holiday accommodation as previously allowed (referenced above – NYM/2007/0852/FL and NYM/2010/0959/ETL).

The development commenced shortly after and when officers visited the site on a separate matter it became apparent that the buildings in question excluding one gable wall (closest to the main house) had been dismantled in their entirety. The building format was formerly an 'L' shape formation located closely within the farm complex at the entrance to the yard area sandwiched between a large modern agricultural building, to the immediate north west and a large stable block to the south east.

The justification behind the removal of the buildings, despite a structural survey being provided was that the existing structure was unsound and in fact dangerous and that this only became evident when work had started to underpin the walls. It was found that no foundations existed and any attempt to disturb the structure resulted in sections of the building collapsing.

Further to this, the builder had continued to take down the remaining walls and laid out the stone in the same order by which to reconstruct the building with an accurate representation of the former building. Officers subsequently advised that the permission was no longer valid and work has ceased on site pending a fresh planning application.

Planning permission is now sought to rebuild the larger part of the outbuilding and not the north east return which was considered to be substantially lost. The annexe now proposed will be physically attached to the host building via a single storey link in an attempt to fulfil planning policy which requires new build annexes to be physically attached to the main dwelling (DP19).

The annexe accommodation is spread over the ground floor only and comprises two bedrooms and a bathroom with an agricultural style appearance albeit a new build making use of all the reclaimed stone and pantiles from the former buildings.

*A. De 10/10/16*

A further extension to the farmhouse frontage is proposed in a revised form to that previously approved (NYM/2015/0433/FL). This technically in-fills a void area created by other extensions. The extension provides an oak framed garden room measuring 3.4 metres wide and 4 metres deep.

Access to the property will change as a result of the development in that the new link between the house and annexe will become a new entrance hall.

## **Main Issues**

The application was previously determined under Development Policy 8 as a conversion of a traditional rural unlisted building however in taking down the building and seeking consent for a replacement building this in effect triggers a new planning application. New build annexes are considered under an alternative planning policy – Development Policy 19 which is succinctly different.

Development Policy 19 of the NYM Core Strategy and Development Plan documents 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, or that of the existing dwelling.

In the case of annexe accommodation, the development is ancillary to the main dwelling in terms of its scale and specification and in all cases the annexe will remain under the control of the occupier of the main dwelling. In the case of new build it is physically attached to the main dwelling.

Development Policy 3 of the NYM Core Strategy and Development Plan documents 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, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; 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.

The application site is located in the small remote hamlet of Tranmire on the edge of the moorland. There have been no objections to the proposal to extend the farmhouse or to replace the buildings lost during their conversion.

In terms of the farmhouse extension, whilst the proposal will add further development to what was once a modest farmhouse, it in-fills an underused area, the result of which will have little impact on the property frontage or site setting.

The garden room extension is subservient to the character and form of the host building and the design of the development will not detract from the character and form of the original dwelling or unduly impact on the amenities enjoyed by neighbours given the distance to these.

In terms of the stone barns, Officers consider the circumstances behind the removal of the buildings has had an impact on the site and has resulted in some of those buildings being permanently lost, a consequence of the condition of the buildings.

*A. M. 10/4/16*

It is the same site that the former outbuilding occupied but is in effect a new build annexe. In terms of re-building whilst the level of new build is fairly substantial, by reason of its now attached position, means that this meets the policy requirements of Development Policy 19 which states new build annexes must be physically attached to the host property.

Whilst some of the former buildings have been lost and cannot be replaced, the new build annexe is generally sympathetic of the character of the original and traditional outbuilding it seeks to replace and by reason of the scale, massing and design has been scaled back from a five to two bedroom annexe.

A new planning chapter will in effect commence at the site and the level of accommodation created would be likely to comply with the provisions of Policies Development Policy 19 and Development Policy 3 which seeks to ensure that extensions are in scale with surrounding buildings and new build annex accommodation is ancillary to the host dwelling in terms of its scale and specification, respectively. Approval is recommended.

#### **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 confirm that the development is likely to provide a fresh development which in turn will maintain the economic, social and environmental conditions of the area.

*A. de* 10/0/16