

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(South)  
Parish: Broxa-Cum-Troutdale

Application No. NYM/2018/0775/FL

**Proposal: alterations to existing building to provide annexe accommodation and library**

**Location: Little Hilla Green  
Troutdale**

**Decision Date: 17 January 2019  
Extended to:**

## Consultations

**Parish** – No objections

**Highways** – No objections

**Site Notice Expiry Date** – 3 January 2019

## Director of Planning's Recommendation

**Approval** subject to the following condition(s):

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| 1. | TIME01 | The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.  |
| 2. | PLAN02 | The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.  |
| 3. | RSUO00 | 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 Little Hilla Green 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, or their carers or other house staff. |
| 4. | MATS04 | All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.   |
| 5. | MATS41 | 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 unless otherwise agreed in writing with the Local Planning Authority.   |
| 6. | MATS00 | All new doors and garage doors hereby approved shall be vertical boarded. Within six months of the date of their installation they shall be painted to match the existing paintwork and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.   |

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**Informative(s)**

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| 1. | <p><b>MISC INF01 Bats</b></p> <p>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.</p> |
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**Reason for Condition(s)**

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| 1.  | TIME01 | To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.   |
| 2.  | 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.   |
| 3.  | RSUO09 | 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.  |
| 4.  | 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. |
| 5&6 | 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.         |



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**Background**

Little Hilla Green is located in an isolated location in the bottom of the valley of Troutsdale. It comprises a residential dwelling with a range of traditional stone and pantile outbuildings.

This application relates to the outbuilding to the east of the house, which currently comprises a 3 bay garage, with storage loft over and a double height section which has for many years been used as a Rugby Fives court, although this has now discontinued.

This application seeks consent to convert the first floor storage area into staff accommodation to provide two bedrooms, living area and kitchen and to use one of the ground floor garage spaces as a storage area and to use the Fives Court as a library with a covered link to the main house.

Minimal external changes are proposed to the building with access to the proposed staff accommodation being via an existing stone staircase. On the front elevation, one additional window would be inserted at first floor, and vertical garage doors would be inserted in one of the cart shed openings. On the inner courtyard a timber framed, pantiled roofed link would be constructed.

**Main Issues**

The relevant policies of the Local Development Plan are Development Policy 3 (Design), and Development Policy 19 (Householder Development).

Development Policy 3 seeks to ensure that a high standard of design detailing is used whether traditional or contemporary which reflects or complements that of the local vernacular.

Development Policy 19 supports proposals for annexe accommodation where it would be ancillary to the main dwelling in terms of scale and specification.

The proposal would make good use of an existing building within the domestic curtilage of the host property to provide a two bedroom unit of accommodation for use by staff employed to assist the occupiers of the host dwelling. The proposed alterations are in keeping with the character of the host property and the likely activity levels generated by such a small unit of accommodation will be very low and as such the proposal is unlikely to adversely impact on the character of the local area.

In view of the above it is considered that the proposal accords with Development Policies 3 and 19 of the Core Strategy and Development Policies Document 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.