

North York Moors National Park Authority

District/Borough: Ryedale District
Parish: Ebberston

Application No. NYM/2018/0249/NM

Proposal: non material amendment to planning approval NYM/2014/0713/FL to allow the use of metal railings with support posts in lieu of glass balustrade

**Location: Deepdale Farm
Langdale End**

Decision Date: 28 May 2018

Consultations

Parish -

Highways -

Yorkshire Water -

Environmental Health Officer -

Site Notice/Advertisement Expiry Date – N/A

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	PLAN03	The development hereby approved shall only be carried out in accordance with the specific amendment(s) for the installation of metal railings in place of glass balustrade as shown on the following document(s): <table><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Elevations</td><td>Drawing AW4</td><td>23 April 2018</td></tr></tbody></table> The development shall otherwise accord completely with the approved plans and imposed conditions of planning approval NYM/2014/0713/FL	Document Description	Document No.	Date Received	Elevations	Drawing AW4	23 April 2018
Document Description	Document No.	Date Received						
Elevations	Drawing AW4	23 April 2018						

Signature:



Date:

17/5/18

Application Number: NYM/2018/0249/NM

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 was 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.

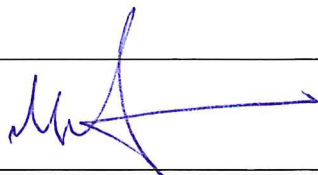
As part of the alterations proposed, it was approved that an existing single storey garage be extended over with a part glazed and part stone pitched roof extension to create a study with garden room below and then undercroft parking below that. Due to drops in ground levels, it was proposed to install a glazed balustrade around the balcony area accessed from the garden room. However, due to concerns regarding birds flying into the glass balustrade, it is now proposed to replace this with metal railings and also to extend the railings to the side of the house. The railings would be coloured anthracite grey to match the proposed windows.

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 8 of the 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.

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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.

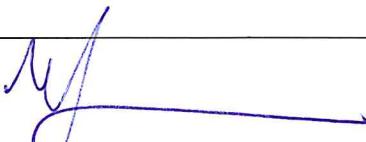
The principal of the development of this site has already been accepted and the proposed changes to the balustrading would not have a detrimental impact on the character and design of the barn conversion and the character of the development as a whole.

In view of the above, 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.

Signature: 	Date: 17/5/18
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