

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(North)  
Parish: Grosmont

Application No. NYM/2018/0367/FL

**Proposal: erection of shed/greenhouse**

**Location: land off Front Street  
Grosmont**

**Decision Date: 28 September 2018**

**Extended to:**

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## Consultations

**Parish - Object.**

The application and plan do not provide sufficient clarity concerning what structure is to be built and what is the proposed use of the structure and site. Some concerns about the proposal as submitted:

- Proposal described as a shed/greenhouse - *not clear if the proposal is for a shed (as per the plan) or for a greenhouse, which is it?*
- Proposed use unclear- under the section entitled Industrial or Commercial Processes and Machinery the use is stated as being 'for personal use' - *concern that the personal use of the shed in this prominent site on entrance to the village will be similar to that of a beach hut or chalet with related clutter and leisure activity and be inappropriate in this location*
- States that surface water to drain to existing watercourse – *issues of erosion of steeply sloping site (as shown on submitted plan) and adjoining cliff edge*

*Plan*

- Shows garden shed - *although application refers also to a greenhouse*

*Other Issues*

- there is the potential of parking issues arising on a section of road that already has experienced traffic flow and obstruction problems due to parking on what is the main access road into and out of the village
- Any use introduced into this scrubland site may lead to pressure for the introduction of services to the site
- Risk of introducing alien domestic features and use into an important area of landscape transition between the village and the adjoining woodland setting and resulting in the loss of local amenity open space. Further removal of vegetation would potentially harm the landscape character of the area.
- Domestic use may also encourage further inappropriate built development in this area (domestic use would be appropriate within the curtilage of a dwelling not on an ad hoc site adjacent to woodland)
- Any leisure/recreational use of the area may lead to issues of privacy, noise, light pollution and parking to the detriment of the character of the area and to the amenities of adjacent properties and of visitor enjoyment, the site being in a highly visible location at the entrance to the village

**Highways – No objections**

**Application Number: NYM/2018/0367/FL****Forestry Commission** – Standing advice re veteran trees**Site Notice/Advertisement Expiry Date** – 20 September 2018**Director of Planning's Recommendation****Refusal** for the following reason(s):

The proposed scheme does not respect or enhance the character, special qualities and distinctiveness of the locality or the wider designated National Park landscape. If permitted, the development would be visually harmful and detract from the character and appearance of this transitional area between the open countryside and the rural settlement by reason of its domestic appearance and requirement for associated engineered land levelling. As such the proposal is contrary to the provisions of Core Policy A and Development Policy 3 of the NYM Core Strategy and Development Policy Documents which seek to resist the loss of open spaces which contribute to the amenity, character and setting of a settlement.

**Background**

The application site comprises a piece of land with scrubland planting and some small trees. It is located on the road between Grosmont and Sleights in a small grouping of houses on the outskirts of the village. The piece of land measures 8.9m wide at the roadside and 10m wide at the rear of the site and between 6.9m and 7.10m deep. To the west of the site is a small green house, set down from the road, on less steeply sloping land. This appears to have been sited here historically as there are no planning records relating to any permission being granted. There is no other form of development on that side of the road. The opposite side of the road is developed with housing.

The piece of land to which this current application relates is not associated with any of the dwellings on the opposite side of the road, or any residential properties within Grosmont.

In 2017 Planning permission was refused for the change of use of this piece of land to a domestic leisure use. Permission was also sought for the construction of a timber decked area that would measure 6m wide x 3.6m deep which due to the steeply sloping nature of the site was required to be on be on stilts, and would have measured a maximum of approximately 1.4m above ground level. This refusal was also subsequently dismissed at appeal.

This current application seeks permission for the construction of either a timber shed or a greenhouse measuring 1.8m x 1.8m with a maximum height of 3.72m. Due to the steeply sloping nature of the site, it would be necessary to level the land where the shed would be located using concrete blocks and paving slabs. Whilst it is not shown on the plans it would also be likely to be necessary to level the land further to enable access into the shed/greenhouse.

**Application Number: NYM/2018/0367/FL****Main Issues**

Core Policy A of the Local Development Plan seeks to further the National park purposes and duties by encouraging a more sustainable future for the Park and its communities whilst conserving and enhancing the Park's special qualities. CPA is keen to provide development in locations that is of a scale which will support the character and function of individual settlements and recognises that the quality of life of local residents should not be put in jeopardy.

In terms of the impact of the proposal on the immediate and wider landscape, it is considered the siting of either a greenhouse or a timber shed on a levelled platform would significantly alter the character of this existing scrubland and would result in unacceptable encroachment of built development into the countryside due to its change in character resulting from the built platform and building, along with any associated garden planting, paraphernalia and activity inseparable from the siting of such a building here. If permitted it would have an adverse urbanising impact on the area leading to an erosion of the quality of the landscape and special qualities of the National Park. As such the proposal is considered to be contrary to the provisions of Core Policy A of the NYM Local Development Plan.

Furthermore it is considered that proposed shed or greenhouse, by reason of its design and general appearance would not respect or enhance the character, special qualities and distinctiveness of the locality or wider landscape; and would therefore be contrary to the provisions of Core Policy A and Development 3 of the NYM Local Development Plan.

In view of the above, refusal 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 concluded that the scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable and thus no changes were requested