

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Darncombe-Cum-Langdale End

Application No. NYM/2018/0514/FL

Proposal: construction of two storey side extension

**Location: Hern Head House
Snainton**

**Decision Date: 28 September 2018
Extended to:**

Consultations

Parish -

Natural England – No objection

Site Notice Expiry Date – 20 September 2018

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.												
2.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Site plan</td><td>Drg. No. 1273.01.EX10.01.A</td><td>3 August 2018</td></tr><tr><td>Proposed Elevations</td><td>Drg. No. 1273_AR30_02</td><td>3 August 2018</td></tr><tr><td>Proposed drawings</td><td>Drg. No. 1273_AR50_02</td><td>3 August 2018</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Site plan	Drg. No. 1273.01.EX10.01.A	3 August 2018	Proposed Elevations	Drg. No. 1273_AR30_02	3 August 2018	Proposed drawings	Drg. No. 1273_AR50_02	3 August 2018
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3.	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.												
4.	MATS00	All new windows in the development hereby permitted, other than on the west elevation 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.												
5.	MATS00	All new window frames, glazing bars, external doors and door frames shall be of green oak construction and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.												
6.	MATS70	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.												

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7.	MATS72	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.
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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.
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Reason for Condition(s)

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&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.
5-7.	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



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Background

Hern Head House Farm comprises a much altered substantial farmhouse with an adjacent group of traditional stone and pantile agricultural outbuildings. The property is located in an isolated location, accessed from the road that leads from Snainton, through Troutsdale to Hackness. The access is a single track lane that leads onto this farmstead. Glimpses of the farm are seen through the trees as you look down towards the site across the valley from the higher sections of the Troutsdale road, but it is not prominent in the immediate or wider landscape.

This application seeks full planning permission to construct a two storey, partly glazed extension on the western end of the house, which is the elevation which faces the approach access to the house.

The extension would provide entrance hall, study, garden room and wc at ground floor and 2 extra bedrooms at first floor.

Other than the oak framed glazed gable, the extension would have be constructed of stone to match the host dwelling.

In support of the application the applicant's agent states that:

"The existing dwelling has a very low eaves line and small windows... The property also suffers from not having an easily identifiable 'front' door which cannot be seen on the approach to the dwelling. Our proposals are for a 'double pile' extension to the west of the existing dwelling which is open land and away from the original farm outbuildings. The form keeps the ridges lower than the existing building which – coupled with reduced floor levels – render the extension subservient to the original building. Both gables are predominantly glazed, but the glazing will be set to the rear of a green oak frame. This will limit reflections and leave the structure exposed making reference to the open nature of the group of barns to the north east of the house. These two elements neatly form a recessed entrance between which is the new front door – again set back behind a thin canopy."

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 LDF 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.

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Whilst substantial, the proposed extension would not have an overbearing impact on the host dwelling but would improve its character, as it has been poorly altered in the past. It would also improve the approach to the site as well as provide views out over the access road. The glazed elevation would look to the west where there are no wider views, and it is not considered that this would be visually intrusive or have a detrimental impact on the character of the landscape.

Whilst the dwelling is visible from the road above, the proposed extension would not be visually intrusive from the vantage point and would not be visually intrusive in the immediate or wider landscape.

In view of the above the proposal is in accordance with DP3 and DP19 and consequently, 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 maintain the economic, social and environmental conditions of the area.