

North York Moors National Park Authority

District/Borough: Ryedale District
Parish: Thornton Le Dale

Application No. NYM/2018/0522/FL

Proposal: Alterations and construction of single storey side extension

Location: High Dalby House, Thornton-Le-Dale

Decision Date: 09 October 2018

Consultations

Parish – No objection

Forestry Commission – No objection

Site Notice Expiry Date – 12 September 2018

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TME01	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.	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.	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.
5.	MATS56	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.

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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.	RSNTIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSNPLAN01	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.	RSNMATS01	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.
4. & 5.	RSNMATS02	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

High Dalby House is located within Dalby Forest on the western side of the Forest Drive. It has vehicular access from the Forest Drive and also an alternative, secondary unmarked access via a narrow road and track from the A169 Pickering to Whitby road near the Fox and Rabbit Public House.

This substantial stone built property is set at a lower level than the Forest Drive behind a high stone boundary wall, within a very large curtilage where there are a number of other buildings. The property and its curtilage are surrounded by woodland.

In 2002, planning permission was granted to re-route a 300 metre stretch of road and Public Right of Way that ran through the applicant's property and along their drive to skirt around the edge of their curtilage adjacent to the tennis court. Planning permission was then granted in May 2008 for the provision of two two-bedroom holiday chalets on the tennis court and the conversion of the former stable/outbuilding into a further one-bedroom chalet. In 2012 planning permission was granted for the change of use of the main dwelling into a five-bedroom Guest House and the subdivision of the annexe into a pair of one-bedroom holiday cottages. Most recently in 2015 planning permission subsequently granted to change the use of the main building from a guest house back to a single dwellinghouse, with no external changes.

This application seeks planning permission for a modest single storey side extension as an enlargement to the existing lean-to porch.

Main Issues

Development Policy 19 (Householder Development) requires the scale, height, form, position and design of any new development within the domestic curtilage to not detract from the character or form of the original dwelling or its setting in the landscape.

The proposal will simply extend the existing lean-to porch extension along the western gable of the property. It will maintain a set back from the front and rear elevations and will be constructed in matching materials. It is considered that such a modest extension would preserve the character and appearance of the host dwelling and would not adversely affect in setting in the wooded landscape.

There are no immediate neighbours that would be affected by the proposal.

In view of the above it is considered that the proposal accords with Development Policy 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

The Local Planning Authority has acted positively in determining this application by assessing the scheme against the Development Plan and other material considerations and subsequently granting planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.