

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Grosmont

Application No. NYM/2018/0711/FL

Proposal: construction of garden room extension

Location: Hollins Hall, Eskdaleside, Grosmont

Decision Date: 03 January 2019

Consultations

Parish - No objection.

Forestry Commission - Refer to Standing Advice.

Site Notice Expiry Date - 19 December 2018.

Director of Planning's Recommendation

Approval subject to the following conditions:

- Standard Three Year Commencement Date**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- Strict Accordance With the Plans/Specifications or Minor Variations**
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.
- Stonework and Roofing Tiles to Match**
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.

Informatives

1.	Bats 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.
2.	Coal Referral Area The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com

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Reasons for Conditions

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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. 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.

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Background

Hoillins Hall lies to the east of Grosmont village, set down the valley side off Eskdaleside. The application site and immediate adjacent properties were once part of Hollins House and is now three separate properties.

Hollins Hall is the central of the three properties and has a generous plot with curtilage extending to approximately five acres. The property has woodland to the rear, with only pedestrian access through the garage and no gardens to the side. All usable domestic curtilage is at the front of the property, and beyond this lies a paddock which extends up to the Eskdaleside road. Access to the application site and two other properties is via a single track which runs down the side of the paddock.

In June 2015 planning permission was granted for a stable block within the curtilage area immediately serving the front of the property. That is now fully implemented and fully operational allowing the applicant to keep horses at the site.

A further grant of planning permission was issued in 2017 for a replacement car port structure which comprised alterations to the roof over the garage to create a pitched instead a flat roof slope with heavy oak frame.

The current application seeks full planning permission for a modest front extension to the garden room incorporating a similar style oak framed gable to the recently completed car port. The proposal seeks to extend the existing sunroom which is set back from the front elevation of the adjacent kitchen by approximately 1.1 metres to a position practically level with the main elevation. However, due to the chosen oak-framed design, the structural oak posts will sit just in front of the adjacent walls. The elevations are shown with dwarf stone walls with timber framed windows and a pair of fully glazed French doors in the front elevation. The roof is proposed to be clad in slate to match the host property.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

These policies collectively seek to ensure that development maintains and enhances the special character of the National Park; is sympathetic to the character and appearance of the host dwelling and; should not have an adverse effect upon the amenities of neighbours. This is to be achieved through careful siting, high quality design and appropriate scale, mass and materials.

The proposed extension is extremely modest in floor area, however, the introduction of a second oak framed gable results in a form of extension which is quite prominent. Due to the position of the extension at the front of the house and its position immediately adjacent to finely detailed and arched stone openings, Officers sought amendments to the scheme suggesting a simpler design. However, the applicant's agent has written in support of the proposal advising that he considers it to sit well on the property in a subservient manner. The idea of the proposals is to balance the 'lean to' elevation with an oak structure to compliment the Car Port. We feel the repetition of the glazing needs breaking up and the visually strong massing of the existing stone frontage will continue to provide its own dominance of the view. The Oak will be a contrast and not compete with the larger heavy stone façade.

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The slight step forward of the existing 'Lean to' frontage is to provide a neater detail for both appearance and construction.

Officers reconsidered the scheme in the light of this background explanation and, on balance, it is considered that the proposal is not sufficiently harmful to uphold refusal of the application. It is agreed that the overall scale and massing of the proposal does not result in a dominant feature and of course, the replication of an oak framed structure takes reference from existing development at the site.

The Parish Council has no objection to the scheme and no other representations have been made. The Authority's Ecologist has requested the bat informative be included in the event of approval and the Forestry Commission has recommended the Authority refers to their standing advice in relation to veteran trees.

There being no further comments, and in view of the above, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.