

# North York Moors National Park Authority

**Borough: Scarborough Borough Council**  
**Parish: Eskdaleside-Cum-Ugglebarnby**

**Application No. NYM/2018/0818/FL**

**Proposal: retention of double garage as built**

**Location: Hempsyke Cottage, Littlebeck Lane, Littlebeck**

**Decision Date: 13 February 2019**

**Extended to:**

## Consultations

**Parish** - No objection.

**Highways** - No objection.

**Natural England** - No objection.

**Forestry Commission** -

**Site Notice Expiry Date - 28 January 2019.**

**Others - Colin Bainbridge, Hobbin Head Lane** - I live directly opposite the property on the other side of the valley and would like to make the following observations:

There has been some sympathetic extension made to the existing property. I feel that the new garage building is out of keeping with the rest of the site due to its size and external cladding which make it stand out in an unpleasing and unharmonious way. I feel it should have been smaller or stone clad to minimize its impact. I reference the stone barn opposite Hempsyke Farm.

The size of the construction in its present stark form could be mitigated by painting this in a dark colour so that it more closely resembles wooden barns in the area.

## Director of Planning's Recommendation

**Refusal** for the following reason:

1. By reason of its height, scale, mass and materials resulting in a stark finish the garage is considered to dominate the host property and site having a detrimental effect on the setting of the property and visual amenity of the immediate and wider landscape. The absence of natural stone in the construction and appropriate roof detailing results in an obtrusive and unusually boxy structure on the site lacking the architectural relief which is characteristic of the site. Consequently, the proposal is considered to be contrary to the aims of Core Policy A, Development Policy 3 and Development Policy 19 of the NYM Core Strategy and Development Policies Document, together with the advice contained within Part 2 of the Authority's adopted Design Guide.

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**Background**

Hempseyke Cottage is an attractive two storey cottage of stone under slate construction occupying an isolated roadside position on Littlebeck Lane. The cottage is not of the typical local/National Park architectural vernacular; however it is of an attractive design and well-proportioned. The cottage is a gabled property having the central section orientated east to west with the gable facing the road (east) which is then flanked by identical and slightly lower sections constructed with their ridges constructed north-south resulting in a generally symmetrical property. Historically, the cottage had a modest curtilage, accessed via a discreet vehicular access to the immediate south of the house leading to a small area of gravel/hardstanding for parking and turning. To the west of the house was a small low-key and fairly informal garden, bound by a hedge with a large field laid to pasture beyond.

Planning permission was granted in 2013 (NYM/2013/0295/FL) for the construction of single storey extension, change of use of land to form extension to domestic curtilage together with construction of double garage. Relevant to the current application was the which was positioned to the south of the site, adjacent to an existing outbuilding and measuring 6.5 metres long by 6.25 metres wide with an open car port and garage and stairs up to a loft area.

Following that permission, an application for a non-material minor amendments was made (NYM/2014/0159/NM) to allow for construction of gable end with window in lieu of hipped roof on north elevation of cottage extension. A further non-material minor amendments was made in 2015 (NYM/2015/0635/NM) to allow an increase in size of single storey extension (900mm), alterations to rooflights and window to north elevation, installation of 3 no. velux sunlight tunnels, omission of glazing to balcony level together with infilling of north and east elevation and alterations to rooflights to garage which was approved. This permission effectively changed the open carport to an enclosed double garage but key elements of the previous design were carried through such as overhanging roof over gable elevations, use of stone and the position within the site boundary.

Since 2015 two further applications have been made for the change of use of land to form extension to domestic curtilage together with installation of flue pipe in lieu of stone chimney to approved extension which was approved conditions under reference NYM/2016/0079/FL and a verification check of condition 18 (planting mix) of the 2013 planning approval.

Construction works are understood to have been completed in relation to the relevant permissions but during routine monitoring of the site, it has come to the attention of the Authority that the garage has not been completed in accordance with the approved plans. The Authority's Monitoring Officer has recorded that the plans submitted as part of NYM/2015/0635/NM application were not submitted to the appropriate scale meaning accurate measurements cannot be taken. Measurements taken at the monitoring visit suggest that the height from ground level (access into garage) to the apex of the roof is 6.004 metres whereas the original plan suggests this measurement should be less than 5 metres. The height of the eaves measured on site was 2.910 metres but the plan shows this as being approximately 2.55 metres. Width was measured as 7.143 metres compared to an anticipated 6 metres whilst the length was measured at 6.423 metres compared to 6 metres on the plan.

The structure also differs visually from the approved plans. No stone is visible as the whole garage has been clad with cedar boarding. The access to the loft storage area has been installed on the west elevation rather than the east and no rooflight has been installed on either roof slope. No details for the garage doors have been submitted but an up and over door has been utilised rather than two sets of side hung doors.

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The changes were considered substantial enough to require consideration through the application process and the owner was invited to submit a new application and an offer was made to seek informal advice from an officer in respect of obtaining an informal view in respect of the likely acceptability of the new scheme.

The current application was submitted to retain the garage as built without any further consultation with Officers.

**Policy Context**

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Core Policy A (Delivering National Park Purposes and Sustainable Development), Development Policy 3 (Design) and Development Policy 19 (Householder Development).

Core Policy A seeks to further the National Park purposes and duty by encouraging a more sustainable future for the park and its communities whilst conserving and enhancing the Park's special qualities. Priority will be given to development that will not have an unacceptable impact on the wider landscape, quiet enjoyment of the Park or quality of life of residents or visitors; development in locations and of a scale which supports the character and function of settlements; maintaining and enhancing the natural environment; conserving and enhancing the landscape, settlement, building features and historic assets of landscape character areas; applying sustainable design and energy use; provision of a choice of housing; strengthening and diversifying the rural economy and enabling access to services, facilities, jobs whilst minimising environmental impacts of transport.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, orientation, layout and density of development preserves or enhances views into and out of the site and that the scale, height, massing, materials and design are compatible with surrounding buildings and do not have an adverse effect upon the amenities of adjoining occupiers. Development Policy 3 also requires a high standard of design detailing which complements the local vernacular (whether it is traditional or contemporary) and which takes into account the safety, security and access needs for all potential users of the development whilst incorporating good quality sustainable design and a satisfactory landscaping scheme.

Development Policy 19 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, or that of the existing dwelling.

**Main Issues**

The main issues to consider with this application are whether the changes to the design details, materials and size are acceptable for the site and the wider landscape.

**Increase in Size**

The completed garage is approximately 1.5 metres wider, 0.4 metres higher at the eaves and has a ridge height of approximately 1.3metres higher than originally approved. It is also understood to be constructed on the boundary line (built off and up from the stone retaining wall) as opposed to within the site as shown on the approved plans. The combined effect of the increase in height and position is a dominant structure which obscures views of the

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property and through the site which is considered to be detrimental to the visual amenity of the area.

The gable width of the garage as built is wider than that of the host property which has an overbearing impact on Hempsyke Cottage, contrary to the requirements of Development Policies 3 and 19, together with the advice contained within the Authority's adopted Design Guide, Part 2.

**Changes to Design Detailing and Materials**

As it currently stands, the garage has been constructed of horizontal timber boarding under a slate roof. However, the approved structure (as amended) is shown to have natural stone built corner sections and front elevation with horizontal timber boarding to the remaining elevations and apex of the front gable. In respect of the roof design, the approved plans include the overhanging eaves detail which is such a strong characteristic of the site.

The absence of stone detailing, flush roof detail and use of timber effect up-and-over doors (as opposed to side hung timber garage doors) results in a stark and suburban style of structure which is generally at odds with the modest, rural character of Hempsyke Cottage.

**Consultations**

It is noted that the Parish Council and Local Highway Authority each has no objection to the development. However, a late representation has been submitted by a local resident who has commented on the visual impact of the structure in long distant views from across the valley. The author of the letter considers that the new garage is out of keeping with the rest of the site due to its size and external cladding which make it stand out in an unpleasing and inharmonious way.

Officers note the suggestion made by the objector in relation to painting of the external surfaces a dark colour to mitigate its impact. However, whilst it is accepted that such treatment is likely to offset some aspects of the landscape harm (i.e. long distant views), it is not considered to offer sufficient mitigation in immediate views of the structure from Littlebeck Lane or the adjacent footpath where the scale and mass of the building would be clearly evident.

**Summary**

In the opinion of the Local Planning Authority the cumulative impact of the increased size, loss of design detailing and change to materials is considered to result in a development which is neither subservient nor aesthetically compatible with the host property or its setting. The garage appears as a dominant and bulky addition to an otherwise modest site which is characterised by high quality design details; in particular overhanging eaves to all structures on site. The amended proposal approved in 2015 sought to retain elements of the original approval which reflected the architectural characteristics of the site whilst addressing more practical matters relating to functional requirements of the garage. However, the garage as built is considered to pay little or no reference to the associated buildings and its sheer scale, bulk and mass are considered excessive for the site and its function as an ancillary domestic garage building. In addition to the dominating effect in respect of the host site, the structure is clearly visible in long distant views across the valley from the viewpoint carparks situated at the top of Blue Bank. It is therefore considered that the proposal fails to comply with CPA which seeks to conserve and enhance the National Park landscape.

For the reasons above, refusal of the application and referral to the Authority's Planning Enforcement Team is recommended.

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**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 identifying matters of concern with the proposal and determining the application within a timely manner, clearly setting out the reason(s) for refusal, allowing the Applicant the opportunity to consider the harm caused and whether or not it can be remedied by a revision to the proposal. The Local Planning Authority is willing to meet with the Applicant to discuss the best course of action and is also willing to provide pre-application advice in respect of any future application for a revised development.