

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2018/0842/FL

Proposal: construction of single storey annexe extension following demolition of potting shed

Location: Brackenhil, Brackenhill Lane, Sleights

Decision Date: 14 February 2019

Consultations

Parish – No objection

Highways - The proposals are not applying for an additional dwelling and there will still be an area available for vehicles to turn around. On the clear understanding that this application will be conditioned to remain ancillary to the main residence, there are no highway objections to the application.

Natural England – No objections

Site Notice/Advertisement Expiry Date – 28 January 2019

Director of Planning's Recommendation

Approval subject to the following condition(s):

1. The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

| Document Description | Document No. | Date Received |
|-----------------------------|---------------------|----------------------|
| Block Plan/Site Plan --- | | 20 December 2018 |
| Proposed elevations | 4 of 6 | 20 December 2018 |
| Proposed ground floor plan | 5 of 6 | 20 December 2018 |
| Proposed roof plan | 6 of 6 | 20 December 2018 |

- or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
3. The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as Brackenhill, shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the family or the occupier of the main dwelling.

Application Number: NYM/2018/0842/FL

4. The finish of the walls to be rendered shall match the colour of the existing painted walls and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use.
5. The roof tiles utilised in carrying out the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority.

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. The site is in a position where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the annexe and main dwelling. in accordance with NYM Development Policy 19.
4. 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. 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.



Application Number: NYM/2018/0842/FL

Background

Brackenhill is located at the top end of Brackenhill Lane at the western end of Sleights, adjacent Hermitage Way. The property was last used as a dwelling with commercial kennels but the kennels use has now ceased and the property is currently for sale.

The residential property is a detached untraditional painted stone and slate 3 bed chalet bungalow.

This application seeks planning permission to construct a 1 bed annex on the eastern end of the house, in place of an attached potting shed building. The annex is intended for the owners disable parents.

The annex building would be single storey and linked into the main house through the lounge. It would measure 5.4m wide x 9.5m long and would contain a bedroom, bathroom and small kitchen/dining area.

Main Issues

Development Policy 3 of the Local Development Plan 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 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.

The extension would have a shallow pitched and hipped roof, and in this case, due to the design of the host dwelling, it is not considered to have a detrimental impact on the character of the dwelling or the locality.

The property does not have any immediate neighbours and the proposal would not have an adverse impact on residential amenity. Furthermore it is linked to the host dwelling and would be conditioned to remain part of that unit.

In view of the above, approval 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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.