

Rock House Farmhouse, Troutdale - proposed extension

1. About Rock House Farmhouse

1.1 Location

Rock House Farmhouse is one of three properties situated in fairly close proximity in an otherwise isolated location in the central part of the limestone dale of Troutdale. These are Troutdale Lodge, Rock House Lodge and Rock House Farmhouse itself (the Farmhouse).

1.2 Location map



1.3 Context and Setting

Troutdale Lodge is situated some 300 metres to the east of the Farmhouse in its own curtilage and shielded from the other properties by mature trees. The main view lines to and from the Lodge are to the south and east, down the dale towards Hackness and Scarborough.

Rock House Lodge and Rock House Farmhouse are semi-detached properties resulting from the division of a large, traditional, stone house, Rock House. This house was constructed in 1852; it had 5 window and door bays. We do not know exactly when the property was divided, but guess that this happened in 1912, when the owners of the house and land constructed and then moved to Troutdale Lodge, subsequently using Rock House to accommodate a farm manager and estate worker. Currently Rock House Lodge occupies 2 bays and the Farmhouse 3 bays.

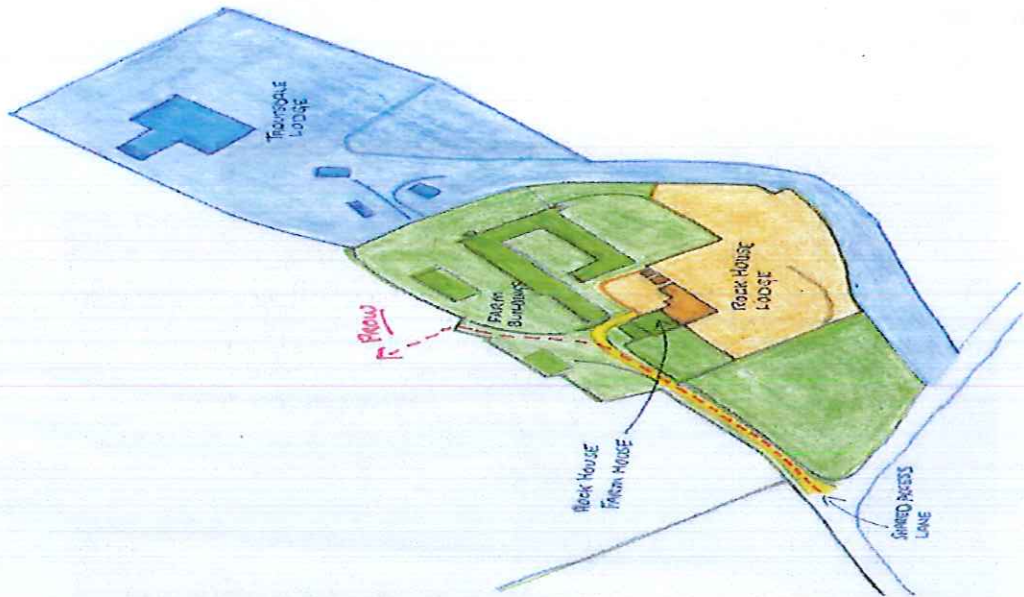
The main view lines to and from Rock House Lodge and Rock House Farmhouse are to the west and north, up the dale towards the dale head. When approached along the single track road from the dale head the building appears to be isolated and it stands well above the road in a visible location. It is difficult to see the building when approaching along the same road from Hackness because it is shielded by Troutsdale Lodge and by trees. There is a Public Right of Way, bridleway and foot path, running along the access lane to Rock House.

All three properties were constructed on land belonging to Rock House Farm. The entire farm with all three properties was purchased by Brian's grandfather in 1937. Troutsdale Lodge and Rock House Lodge no longer belong to the family, but we still own the farm land, the Farmhouse and associated farm buildings, including a ruined original farmhouse constructed in the early 1700s and the disused Troutsdale schoolhouse. We run a working, registered agricultural holding. Brian has lived and farmed at Rock House since 1983 and Lesley joined him in 1987. Rock House Lodge was owned by family members until the end of 2012.

The domestic premises, gardens and functional space belonging to Rock House Lodge and Rock House Farmhouse are intimately associated; the properties share an access route and are partially surrounded by Rock House Farm buildings.

The property does not lie within a Conservation Area; neither property or any of the farm buildings are listed.

1.4 Plan to show the layout of Rock House Farmhouse, buildings and adjacent properties



1.5 Building characteristics

Rock House Farmhouse is a two storey property constructed of grey sandstone which was quarried locally. It has a Welsh slate roof. It has large Victorian sliding sash windows.

The Farmhouse has a large lean-to porch which was originally built in red brick and stone; we rebuilt this porch in stone before moving into the Farmhouse in 1992.

1.6 Photographs of Rock House

In 1990



This photograph shows Rock House while the Farmhouse was being renovated to remove a closure order; it shows the original location of the Farmhouse front door.

3 views of the current appearance of Rock House





2. What we would like to do

We would like to have more living space at the Farmhouse; the character of our family has changed with time and it has become increasingly difficult to accommodate all our needs.

2.1 Constraints on the location of an extension

See 1.4.

The opportunities for extending our living space are constrained by the details of our tenure. In splitting the property, the majority of the rear yard was attached to Rock House Lodge so that their tenure extends right up to the south-eastern face of the Farmhouse.

To the north, the Farmhouse porch is bounded by the access route to Rock House Lodge, which is also a public bridleway and footpath. While there is some limited room for extension here, we are reluctant to build right up to the limit of our tenure in this direction because of the impact this will have on the appearance of the property. In addition, the extra space we could create by building here would be far less useful in contributing to our living space and entail substantial rearrangement of the internal layout.

2.2 Our proposal

We would like to extend our downstairs living area by adding a garden room or conservatory on the north-west elevation of the house, locating it in our garden. This elevation is shown clearly in the photographs at 1.6.

Ideally we would like this space to be accessible directly from our current living rooms by converting an existing window into a door. The photographs at 1.6 show that there used to be a front door to the Farmhouse on this elevation. We would also like to further integrate the new space by creating a new door in the central bay.

We envisage this garden room as a lean-to structure with a pitched roof, designed to a high standard. While we would like it to complement the house, we would also like it to be modern and innovative in character. Ideally it would have simple, clean lines and minimal framework; a transparent structure with a glass roof and walls extending to ground level. We would prefer any framework to be in neutral coloured aluminium. We would like a door into the garden but would place this at right angles to the house to minimise its visual impact. We would like to have another door out the other side as well with steps leading down into the garden. We have kept approximately 1m from the boundary in order to have this end wall glass and still have a boundary fence which provides privacy for both sides.

We feel that this type of structure would provide the best addition to our living area and have relatively little impact on views of the property from the road.

We would want to ensure that the structure was as energy efficient as possible by using glazing with low emissivity.

2.3 Photographs of the type of structure we have in mind



We would prefer a more neutral coloured framework.

2.3 Potential adverse impacts

Our proposal does not involve any extension to the curtilage of the Farmhouse. Our intention is to enhance the overall appearance of the house and feel that the type of structure indicated at 2.3 will co-exist well with the traditional style of the house without trying to mimic this style. We also think that a transparent structure will minimise the overall effect on the setting.

Since Rock House Lodge changed hands in 2012 a number of substantial changes have been made to its external appearance, including: landscaping the garden to add prominent gravel walkways with handrails and a very extensive area of mown grass lawn, adding windows, replacing ground floor windows with doors and constructing a prominent decking area, with glass and steel surrounds, on the north-west elevation. We feel that these changes have already had a significant impact on the traditional appearance of the property such that our proposal will have minimal additional impact.

The location of the new decking area at Rock House Lodge also has a significant impact on the privacy of those using both the decking itself and the Farmhouse garden, particularly as it stands approximately 1 metre above ground level, abuts the boundary line between the properties and overlooks the Farmhouse garden. People using the decking area can see directly into the adjacent room in the Farmhouse. This has meant that we have had to erect a high trellis immediately against the decking area to regain some privacy.

Consequently we feel that, since our proposal is a 1m away from the boundary it will have little impact on the neighbouring property and will allow a similar amount of privacy to each side of the boundary wall. Also the room nearest this boundary is to be used as a hot house for plants and not for people sit and relax in.

For the reasons given above we hope North York Moors National Park Authority (NYMNPA) will look favourably upon our proposal.

3.0 Consultation

Initial enquiry was made to NYMNPA on 10th June 14, application no. NYM/2014/ENQ/10315 to ascertain if planning required at this stage it was not.

Another enquiry made on 3rd November 15 concluded that a planning application was required as the permitted development rights had changed slightly.