

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(South)
Parish: Suffield-Cum-Everley

Application No. NYM/2016/0854/FL

Proposal: Alterations to integral double garage to form additional living accommodation

Location: Swallows Nest, Northfield Farm, Suffield, Hackness

Decision Date: 02 February 2017

Consultations

Parish – No objection.

Highways – No objection.

Society for the Protection of Ancient Buildings -

Site Notice/Advertisement Expiry Date – 19 January 2017

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME01	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.	MATS00	No work shall commence on the installation of the doors and windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of the external doors, door frames and window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. The doors, door frames and window frames shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
4.	MATS00	The window frames, glazing bars, external door and door frames in the development hereby approved shall be of timber construction, painted/stained to match the existing paintwork and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5.	MATS47	The external face of the frame to all new windows and doors shall be set in a reveal of a minimum of 250mm from the front face of the adjacent walling and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

M Saunders
2 February 2017

Application Number: NYM/2016/0854/FL

Informative(s)

1.	Listed Building consent has also been granted for this development. You are advised to obtain sight of the notice of Listed Building consent and the approved plans and ensure that the development is carried out strictly in accordance with the approved plans and the terms and conditions of the Listed Building consent.
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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. – 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.

H. Sawers
2 February 2017

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Background

Northfield Farm lies approx. 1.8 km to the east of Hackness towards the edge of the National Park. It comprises the main farmhouse, a grade II listed building and a range of traditional stone outbuildings, one of which has been converted into a dwelling with the benefit of planning permission and listed building consent granted in March 2001, known as Swallows Nest.

Planning permission is sought to convert the existing double garage at the eastern end of the property Swallows Nest into additional living accommodation with the replacement of the garage doors with timber framed windows and doors.

There is a companion application for listed building consent.

Main Issues

The relevant policies are considered to be Core Policy G (Landscape, Design and Historic Assets) and Development Policies 3 (Design), 5 (Listed Buildings) and 19 (Householder Development).

The proposal would retain the form of the existing openings but replace the existing timber vertically boarded garage doors with timber framed window and doors. The replacement windows and doors are well designed to reflect the former agricultural character of the building. As such it is considered that the alteration would not detract from the character or appearance of the listed building in accordance with Development Policy 5.

Whilst the proposal would result in the loss of garaging to the property, it is considered that there is adequate parking available within the curtilage and as such this should not give rise to a problem of on-street parking.

There are no immediate neighbours that would otherwise be affected by the proposed windows.

As such the proposal is considered to comply with Development Policies 5 and 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.

H. Samson
2 February 2017

