

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Aislaby

Application No. NYM/2017/0020/FL

Proposal: alterations to garage/outhouses to form additional living accommodation, removal of chimney stacks and installation of flue pipes together with installation of replacement doors and windows

Location: The Croft, 6 Main Road, Aislaby

Decision Date: 10 March 2017

Consultations

Parish – No objection

Highways – The applicant has stated that there is an existing ^{area} are used as off road parking in the rear garden which is large enough for two vehicles. Although the applicant has not shown that they have a right of access for vehicles from the public highway, the proposal does not indicate a significant change in vehicular use compared with the current use that is indicated. Therefore there are no local highway objections to the proposed development.

Advertisement Expiry Date – 17 February 2017

Others – Mr A Varney, Hedgehog Barn, Main Road, Aislaby

1 - As drawn the application causes me concern as the flue gases will exhaust into our bedroom window due to the property being below ours. I have spoken to the applicant and he has assured me that he will not site the flue there but I just need to place the concern on record.

2 - I understand that the recommendation from NYMNP will be that the rear wall is boarded to match our property which I support.

3 - In general I support the application and look forward to the renovation and restoration of the building that we look onto every day.

Mr T Bennett, The Orchard, Main Road, Aislaby

We live in Orchard House which is immediately adjacent to the proposed development, we have inspected the plans and wholeheartedly support the sympathetic improvements to a dilapidated building. These proposals can only be an improvement.

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.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="0"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Full Set of Plans and email from Paul Kidd</td><td></td><td>15 February 2017</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Full Set of Plans and email from Paul Kidd		15 February 2017
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3.	MATS03	All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.
4.	MATS16	The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
5.	MATS28	No work shall commence on the timber cladding of the development hereby permitted until details, including the design and fixing of the timber cladding including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
6.	MATS22	All pointing in the development hereby permitted shall accord with the following specification – a lime mortar mix of 1:2½ (lime; sand (sand mix of 50% sieved sharp sand and 50% builders sand)) with a slightly recessed bagged finish.
7.	MATS30	No work shall commence on the installation of any door in the development hereby approved until detailed plans showing the constructional details and external appearance of all external doors and frames (and glazing if included) have been submitted to and approved in writing by the Local Planning Authority. All doors shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8.	MATS40	No work shall commence on the installation of any replacement or new windows (and glazing if included) in the development hereby approved until detailed plans showing the constructional details of all 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 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.
9.	MATS54	Trickle vents shall not be incorporated into any new windows hereby approved and shall not be installed thereafter unless otherwise agreed in writing with the Local Planning Authority.
10.	MATS71	All rainwater goods shall be black painted cast iron and thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
11.	MATS75	No work shall commence to paint or black stain external joinery in the development hereby approved until a scheme for the painting or staining of all external joinery has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the proposed treatment for doors, windows, shutters, stable doors and any other exterior joinery fixtures. The works shall be carried out 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.
12.	HWAY16	The garage conversion hereby approved shall not be used as part of the domestic residence until the related parking facilities have been constructed in accordance with the approved drawing titled Site Layout / Proposed Ground Floor Layout. Once created these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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13.	LNDS09	No work shall commence to clear the site in preparation for the development hereby permitted until full details of the proposed boundary treatment to the site, including the size and species of any hedging, the materials to be utilised to any walls or fences and the timetable to implement the proposed works, shall be submitted to and approved in writing by the Local Planning Authority. The site boundary works shall then be implemented in accordance with the approved details. The boundary treatment shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.
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Informative(s)

1.	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.
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Reason for Condition(s)

1.	RSN TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN01	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 & 4, 6	RSN MATS01	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.
5,7- 11	RSN MATS02	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.
12.	RSN HWAY16	In accordance with NYM Development Policy 23 and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
13.	RSN LNDS01	In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.

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Background

The Croft is a detached property located on the Main Road through Aislaby. It occupies an end plot and has a garage attached to the rear which is access up a side road which also provides access to a number of other properties to the rear in covered barns and on new build plots.

The existing garage is in need of renovation and this application seeks approval for these works and to then use it as part of the domestic property. The garage doors are proposed to be replaced with timber doors with sections of full length glazing in them and existing stone work will be repaired using existing stone from the site. To the front the windows will be replaced and the porch will be removed. There is no planning history attached to the property, however there are a number of small extensions to the side and rear linking the original building to the adjacent outbuildings. This application will remove these extensions but will replace them with a similar roof pattern, extending the footprint slightly to the rear, however retaining enough space externally for a small curtilage area including a storage shed and parking for two cars.

The general refurbishment works to the house include the removal of one chimney and refurbishment of another. Rooflights are proposed in the east facing elevation which is not visible from the Conservation Area and these are therefore considered to be permitted development. Timber cladding is proposed to be used on the north wall of the kitchen extension to the rear which will tie in with the detailing on Hedgehog Barn opposite.

Main Issues

Core Policy G of the Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

Development Policy 4 of the Local Development Framework seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

Development Policy 19 of the LDF 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 and the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling.

The proposed scheme renovates a property in a prominent position which will improve its visual appearance and bring the living standards internally up to a modern level. The application involves works to the windows and front porch which will be applicable for a Conservation Area grant due to the resulting benefits to the wider Conservation Area.

The conversion of the garage building to the rear is an appropriate use for the existing structure and the applicant proposes to undertake this work in a sensitive manner, reusing the existing stone from the site to repair areas where required. The existing garage doors will

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be replaced with a timber screen which incorporates areas of vertical glazing which will maintain the proportions of the opening.

The Building Conservation Officer has raised no objection to general design of the amended scheme of works. The stores appear to be either poorly-built or in an indifferent condition, and therefore there is no concern with their replacement. The garage is adapted from the historic barn range which is evident on the 1853 OS map, and appears to constitute part of the farm complex of Ivy House Farm. It therefore possesses some heritage significance, forming part of the historic setting of Ivy House Farm and contributing to the historic and architectural character of the conservation area. The only elevation suitable for cladding would be the rear elevation of the kitchen extension and the applicant has amended his plans to show this, using timber boarding which could tie it in visually to the timber and glass screen entrance door.

The alterations proposed are considered to form a suitable renovation and extension of the existing property in line with Core Policy G and Development Policies 4 and 19 as well as the general principles of the Authority's Adopted Design Guide and therefore approval is recommended for approval.

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 recommended changes to the materials and detailing of the proposal, so as to deliver sustainable development.

A. Miller 10/3/17

