

# North York Moors National Park Authority

Scarborough Borough Council  
Parish: Grosmont

Application No: NYM/2017/0186/FL

**Proposal:** Alterations to garage doors and erection of replacement carport

**Location:** Hollins Hall, Eskdaleside, Grosmont

**Decision Date:** 8 May 2017

## Consultations

**Parish – Support.**

It will be an improvement in the appearance of the building.

**Site Notice Expiry Date – 17 April 2017.**

## Director of Planning's Recommendation

**Approval** subject to the following conditions:

1. **Standard Three Year Commencement Date**  
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2. **Strict Accordance With the Plans/Specifications or Minor Variations**  
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. **Roof Tiles to Match Existing**  
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.
4. **All new doors and garage doors hereby approved shall be of a vertical boarded, ledged, braced (and framed) timber design and side hung.**

## Informatives

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.
2	The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts

Signature:



Date:

8 May 2017

and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at [www.groundstability.com](http://www.groundstability.com)

**Reason(s) for Condition(s)**

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. 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.
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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.

Signature:

*A. Sumner*

Date:

*8 May 2017*



---

**Application Number: NYM/2017/0186/FL**

---

**Background**

This application is for alterations to garage doors and erection of replacement carport at Hollins Hall, Eskdaleside, Grosmont.

The application site lies to the east of Grosmont village, set down the valley side off Eskdaleside. The application site and immediate adjacent properties were once part of Hollins House and is now three separate properties.

The application site is central of the three properties and has a generous plot with curtilage which extends to around five acres. The property has woodland to the rear, with only pedestrian access through the garage and no gardens to the side. All usable domestic curtilage lays at the property frontage, and beyond this lies a paddock which extends up to the Eskdaleside road. Access to the application site and two other properties is via a single track which runs down the side of the paddock.

In June 2015 planning permission was granted for a stable block within the curtilage area immediately serving the front of the property. That is now fully implemented and fully operational allowing the applicant to keep horses at the site.

Planning permission is sought under this application for replacement of the existing car port structure and rather than a lean-to it takes forms with a new oak frame gable fronted arrangement. The proposal includes re-arranging the roof over the garage to create a pitched instead a flat roof slope tying in with the existing mono pitch roof of the main house. The car port roof then links with this rather than coming off a side wall. The existing garage doors are to be centralised and enlarged to provide a pair of side hung double garage door openings to access the garage.

No other changes are proposed.

**Main Issues**

The relevant planning polices contained in the NYM Core Strategy and Development Management Policy Documents concerning this planning application are Development Policy 19 (Householder Development) and Development Policy 3 (Design).

Development Policy 19 states that proposals for development within the domestic curtilage of a dwelling will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

Development Policy 3 states that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Signature:



Date:



---

**Application Number: NYM/2017/0186/FL**

---

**Main Issues (Continued)**

The Authority's planning policies recognise that extensions are often a convenient way of providing additional accommodation and new structures such as garages are often required for additional domestic storage. However, they should not adversely affect the character of the host building or wider landscape or the amenities of neighbouring residents. In designing an extension applicants are expected to consider the design, scale and materials of neighbouring buildings.

The main issues are considered to be whether the replacement structure will significantly detract from the character and form of the host building and wider setting and whether the development would have an unacceptable adverse impact on neighbouring residential amenity.

The site is in close proximity to the neighbours each however has their own outlook in a different orientation to each other with a shared access which must remain serviceable. The site boundaries and confined space dictates the way the house and curtilage has developed over time including the existing car port and the stable block.

The scheme is designed to rejuvenate the original car port and improve the external appearance with a good quality serviceable scheme based more or less on the existing footprint. A shift to the garage doors would ensure they are centralised and functional in terms of parking, turning and manoeuvring on the site. The scheme uses appropriate materials such as slate and oak thus having full regard to Hollins Hall and neighbouring properties.

As a replacement structure the proposal is not considered to detract from the character, form or appearance of the host building in terms of its scale, height, form, position, design detailing and type of materials and would not reduce the private amenity space about the dwelling to an unacceptable level. As such the development is therefore in compliance with the provisions and criteria set out in Development Policy 3 and 19 of the NYM Core Strategy and Development Management Policy Documents. 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 confirm that the development is likely to improve the economic, social and environmental conditions of the area.

Signature:



Date:

8 May 2017