

# North York Moors National Park Authority

Scarborough Borough Council  
Parish: Egton

Application No: NYM/2017/0268/FL

**Proposal:** Conversion of existing garage to form living accommodation and construction of a detached garage

**Location:** Abbotsford, Egton

**Decision Date:** 20 June 2017

## Consultations

Parish -

Site Notice Expiry Date – 14 June 2017.

## Director of Planning's Recommendation

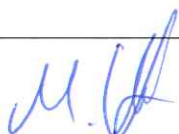
Approval subject to the following conditions:

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. **Domestic Outbuildings - No Conversion to Accommodation - Outside Villages**  
The development hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
4. **Stonework and Roofing Tiles to Match**  
All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.

### Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.

Signature:



Date:

20/6/17

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. In order to enable the Local Planning Authority to control any future changes to the building which is in a location where the formation of a separate dwelling unit would not normally be permitted in line with NYM Core Policies B and J and would be likely to adversely affect the amenities of existing and future occupiers of the site.
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.

Signature: 	Date: 
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**Background**

This application is for conversion of existing garage to form living accommodation and construction of a detached garage at Abbotsford, Egton.

Abbotsford is a detached dormer bungalow built of stone and pantile, which has been substantially altered over recent years. It is located to the outskirts, north of Egton Village, opposite the recreation ground and outside of the Egton Conservation Area. The property is set back slightly from the road in the region of 26 metres and is screened by established pine trees.

In August 2008 planning permission was granted for a new access to the site that will form an in and out to the property and will therefore allow cars to drive out forwards onto the road, rather than having to reverse out. That permission has been subsequently implemented.

Converting the existing integral garage into additional living accommodation wouldn't require planning consent in this instance. Planning permission is however sought following pre-application discussions to erect a detached single garage to be built at the south west side of the dwellinghouse. The area within the domestic curtilage is currently occupied by a small boat.



The proposal measures 6.6 metres long, 3.81 metres wide and 4.4 metres to the ridge with a pitched roof and would be constructed from natural stone and red clay pantiles to match the existing dwellinghouse. The existing white roller shutter door would be reused in the proposed development.

The proposal would be in line with the front line of the host building in order to provide direct access between the house and garage and result in the removal of part of an existing garden wall in this location.

Existing access, trees and hedging are to remain in situ and would be unaffected by the proposed development.

**Main Issues**

Development Policy 19 of the NYM Core Strategy and Development Management Policy Documents 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.

Signature: 	Date: 
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Main Issues (Continued)

Parts 2 and 3 of the Authority's Design Guidance is a material consideration in the determination process. Part 2 (Section 3.7 – Garages and Other Outbuildings) is relevant. The guidance states that garages should be located unobtrusively, preferably attached or sited in close proximity to the side or rear of the main dwelling rather than to the front so as not to become the focal point of the approach to the house nor prejudice the setting of the house.

Good quality design is an integral part of sustainable development. The National Planning Policy Framework recognises that design quality matters and that planning should drive up standards across all forms of development. As a core planning principle, plan-makers and decision takers should always seek to secure high quality design.

Achieving good design is about creating places, buildings, or spaces that work well for everyone, look good, last well, and will adapt to the needs of future generations.

The proposal involves little in the way of site re-modelling and in this instance would not significantly alter the visual character and the quality of the site and in a wider sense will not unduly affect the character of the locality.



More so, the garage will sit comfortably on the chosen site close to the house and garden and will be fairly well screened in the wider views through the site. The use of matching materials is not considered to be harmful.

The proposal does not present issues of overlooking or overshadowing to neighbouring properties due to existing well established trees and hedge screening. The scale is commensurate with the host building and site and furthermore will not have detrimental impact on the appearance of the site or the setting of this part the National Park.

The development is therefore in accordance with the criteria set out in Development Policy 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 maintain the economic, social and environmental conditions of the area.

Signature: 	Date: 
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