

North York Moors National Park Authority

District/Borough: Scarborough Borough Council (South) Parish: Harwood Dale	Application No. NYM/2017/0613/FL
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Proposal: proposed cladding and onduline roofing to outbuilding (revised scheme to NYM/2017/0289/FL)

**Location: 2 Hill Cottages
 Keasbeck
 Harwood Dale**

Decision Date: 19 October 2017

Consultations

Parish – No objections

Site Notice Expiry Date – 6 October 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.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Block plan</td> <td>---</td> <td>6 September 2017</td> </tr> <tr> <td>Proposed elevations</td> <td>---</td> <td>6 September 2017</td> </tr> <tr> <td>Proposed plan</td> <td>---</td> <td>6 September 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	Block plan	---	6 September 2017	Proposed elevations	---	6 September 2017	Proposed plan	---	6 September 2017
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Block plan	---	6 September 2017												
Proposed elevations	---	6 September 2017												
Proposed plan	---	6 September 2017												
3.	RSUO00	The development hereby permitted shall be used for domestic purposes 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.	MATS19	Roof Colouring (black/dark grey)												
5.	MATS26	Timber Cladding (inserts) (domestic outbuilding) (dark stained vertical timber boarding)												
6.	MATS60	Windows and Doors – Timber												
7.	MATS72	Black Coloured Rainwater Goods												

Signature:	Date: 11/10/17
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Reason for Condition(s)

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	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.	RSUO03	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.	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	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.

Background

2 Keasbeck Hill Cottage comprises the eastern half of a pair of traditional semi-detached dwellings located within the loose settlement of Harwood Dale.

The cottage is set in large grounds which appear to have established a domestic use over a number of years, although a smaller area immediately around the cottage is hedged and may define the original residential curtilage.

Within the wider domestic land are a range of outbuildings which are in a poor state of repair which were apparently once used as pens for livestock and general storage. This outbuilding is made of dark green stained timber, with wooden stable doors, timber windows and a dark corrugated roof which is part monopitched and part dual pitched. It is located approximately 25m to the east of the cottage and the cottages drive runs immediately to the front of the outbuilding.

The building measures 4.1m deep x 17.9m long with a height to the eaves of 2.1m and to the ridge of 2.5m. The roof has a continuous pitch which slopes with the slope of the land. It is set back approximately 30m from the road, from which it is visible.

Planning permission was refused earlier in 2017 for a proposal to renovate/re-build the existing building in natural stone and a clay pantile roof.

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That application was refused because it was considered that the cladding of the exterior of the building with stone and pantiles would result in a structure of a significantly greater substantial appearance, visually intrusive in this open countryside location and uncharacteristic of such ancillary domestic buildings.

Consequently a revised application has now been submitted which seeks consent for a building of the same design as previously applied for, with the buildings foot print remaining unchanged and with the ridge height being increased to 2.9m and being split into 3 lengths with steps down along the slope of the land. However, with this current application it is proposed that the building be clad with dark stained timber, with a black onduline roof.

Main Issues

The relevant policies of the NYM Local Development Plan to consider with this application are Core Policy A (Park Purposes), and Development Policy 19 (Householder Development).

Core Policy A seeks to ensure that development is of a scale that will not have a detrimental impact on the wider landscape and provides development in locations and of a scale which supports the character of a settlement, and conserves and enhances the character of the National Park.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that developments are compatible with surrounding buildings and preserves views into and out of sites, in terms of design and materials.

Development Policy 19 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.

The main issues associated with this application are considered to be whether the replacement/renovation of this timber utilitarian building would have a detrimental impact on the character of the locality and this loosely scattered settlement, or whether the proposed use of timber rather than stone would result in a building that sits more quietly in the landscape.

It is considered that the use of dark timber and dark roof would reflect the existing building which has a discreet appearance which sits comfortably in their surroundings.

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The existing buildings are however, in a poor state of repair and in need of refurbishment, and the revised proposal would maintain. Consequently, the proposal would not be intrusive in the immediate or wider landscape.

Consequently, approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

Approval (No Amendments Required)

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

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