

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Hawsker-Cum-Stainsacre

Application No. NYM/2017/0786/FL

Proposal: construction of single storey extension to existing shed to form store and use of existing hardstanding as dog run

Location: High Farm
High Hawsker
Whitby

Decision Date: 09 January 2018

Consultations

Parish – No objections

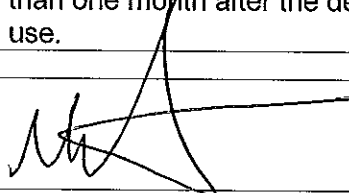
Site Notice/Advertisement Expiry Date – 14 December 2018

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.	RSU00	The development hereby permitted shall be used for the accommodation of domestic animals or storage incidental to the occupation of the main dwelling on the site and for no other purpose, including any commercial purposes. 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.	GACS07	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.
5.	MATS12	The finish of the walls to be rendered shall match the existing render in colour and texture and thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority. Such rendering and colouring is to be completed no later than one month after the development hereby permitted being first brought into use.

Signature:



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6.	MATS19	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
7.	MATS72	The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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.	RSUO02	In order to enable the Local Planning Authority to retain control over any retail activity at the premises and to ensure compliance with NYM Core Policy A and NYM Development Policy 18, which seek to protect the amenity of local residents and conserve and enhance the special qualities of the NYM National Park.
4.	GACS01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
5&6	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.
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

High Farm comprises a two storey traditional farm house adjacent other residential properties in High Hawsker, with a range of agricultural buildings to the south side of the house.

This application relates to an existing brick and rendered storage shed with a dual pitch corrugated sheet roof. Adjacent to the southern side of the building is an area of hardstanding. This application seeks permission to construct an additional single storey shed on part of the hardstanding to provide accommodation for the families dogs, and to incorporate a dog door out onto the remainder of the hardstanding to provide a safe exercise area.

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The proposed building would measure 9.4m long x 3.8m wide and would be the same height as the existing adjacent building (3.15m). The external elevations of the building would be rendered with a grey corrugated roof and windows would be white painted timber.

Main Issues

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing and design are compatible with surrounding buildings; that the standards of design are high; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

DP19 is supportive of development within the domestic curtilage of dwellings which takes into account the special qualities of the National Park and architectural character of settlements. Amongst other things, development 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 proposed building is located within the domestic part of the property; albeit it is not clear as to whether it is actually within the domestic curtilage rather than the agricultural land. However, the area is already developed with a building and hardstanding's.

No comments have been raised in relation to the proposal which is not considered to have any detrimental impact on neighbouring amenity, providing only the applicants family dogs are kept here building which has a similarly designed, although smaller mono-pitched structure in the same location.

The materials proposed will match those of the existing building and therefore the proposal is considered to be in accordance with DP3 and DP19 and therefore 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 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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