

North York Moors National Park Authority

Borough: Scarborough Borough Council (North)
Parish: Grosmont

Application No. NYM/2018/0526/FL

Proposal: construction of single storey link extension and alterations to garage to form additional living accommodation

Location: The Bank House, Front Street, Grosmont

Decision Date: 05 October 2018

Extended to:

Consultations

Parish - No objection.

Highways - No objection.

Site Notice Expiry Date - 20 September 2018.

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 Documentation Submitted or Minor Variations - Document No.s Specified**

The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location plan	1786 LP1	10 August 2018
Floorplans, Sections and Elevations as proposed	1786 P1 Rev C	04 October 2018

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

3. **Family Annexe - Inside Villages (insert)**

The accommodation hereby approved shall not be occupied as a separate independent dwelling and shall remain ancillary to the use of the main dwelling known as The Bank House, shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit, and shall be used only for members of the family or the occupier of the main dwelling.

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.

5. No work shall commence on the installation of any replacement or new windows and/or external doors (and glazing if included) in the development hereby approved until detailed plans confirming the material and 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.

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Informatives

1	Coal Referral Area 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 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
2	Bats 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.

Reasons for Conditions

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. The site is in a position where the occupation of the accommodation hereby permitted as a separate independent dwelling unit would be likely to be detrimental to the residential amenities of existing and future occupiers of the annexe and main dwelling in accordance with NYM Development Policy 19.
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.
5. 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.

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Background

The Bank House is a mid-terrace property of stone under slate construction located on the north side of Front Street in Grosmont, close to the centre of the village at the level crossing. The terrace is on moderately steeply sloping ground so the properties are stepped to accommodate the changing levels. Although the property is consistent in terms of local building materials the properties vary in design and some houses have been fitted with uPVC windows.

The rear of the property is accessed further up the street at the eastern end of the terrace. This area is fairly typical for terraced properties comprising gables rear extensions, small service yards, ad hoc car parking and some utilitarian outbuildings and garages. The property does not have any recognised garden or curtilage area but instead has a fairly substantial brick building garage occupying a split level site.

This proposal seeks full planning permission for the construction of a modest link structure between the existing house and garage. The link structure would occupy a very small gap between the flat roof (two storey) rear extension and traditional brick garage amounting to 0.7 metres wide by 3 metres. This link would act as a small kitchen extension, single storey in height and constructed of stone and slate to match the main dwelling. The second part of the proposal shows modest changes to the external appearance of the garage including replacement fenestration and 3no. rooflights to facilitate the use of the internal space as additional living accommodation (comprising lower ground floor sitting room and ground/first floor bedroom and bathroom).

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

DP3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, orientation, layout and density of development preserves or enhances views into and out of the site and that the scale, height, massing, materials and design are compatible with surrounding buildings and do not have an adverse effect upon the amenities of adjoining occupiers. DP3 also requires a high standard of design detailing which complements the local vernacular (whether it is traditional or contemporary) and which takes into account the safety, security and access needs for all potential users of the development whilst incorporating good quality sustainable design and a satisfactory landscaping scheme.

DP19 is supportive of proposals for development within the domestic curtilage provided that it does not detract from the character and form of the original dwelling or its setting and it would not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

The proposal would effectively remove a car parking space but to use the garage as additional living accommodation does not require permission as the building is already regarded as being in domestic use. However, the Local Highway Authority has been consulted and advised that:

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Although no vehicular facilities are indicated in respect of these premises, there are no highway objections in principle to the application because the surrounding public roads are controlled by a Traffic Regulation Order, particularly in the summer. There is a reduction in vehicular facilities due to the removal of the garage in respect of these premises and a potential increase in the demand due to the additional bedroom. It should be noted that the Highway Authority does have concerns that the proposed development will increase pressure on the already overstretched on-street parking capacity in the surrounding area but the increase would not be classed as being significant. The red line area for the application site does not border onto the publicly maintainable highway at either the front or the rear of the property. The access points have been used for a considerable amount of time and the proposals are not expected to significantly increase the amount usage by the residents. Consequently there are no local highway authority objections to the proposed development.

In terms of the possible impact upon the residential amenity of neighbouring occupiers, it is noted that this part of the village is characterised by tightly-knit development with an absence of outdoor amenity space/gardens. Consequently, the use of the garage building as additional accommodation is not anticipated to reduce existing residential amenity by an unacceptable amount. Immediate neighbours have been formally consulted and a site notice displayed but no objections or third party representations have been made. The application only proposes to convert the garage to additional living accommodation to serve the existing (modest) property and is linked at lower ground floor level. However, separate access to the converted garage could be provided and therefore it is recommended that a condition be imposed to restrict its use as ancillary family annexe accommodation only so as to protect residential amenities.

The design and location of the link extension is considered to be sympathetic to the host property and due its very small-scale and obscured location, it is not considered to result in any harm to either the host property or its setting. There would be minimal alteration to the key features of the garage and subject to the final agreement of replacement windows and doors, the design of the scheme is considered to be in accordance with Development Policies 3 and 19 of the NYM CSDPD.

The Parish Council has no objection and there being no further comments, approval is recommended

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.