

NORTH YORK MOORS NATIONAL PARK AUTHORITY

SCARBOROUGH BOROUGH Parish: Hawsker-Cum-Stainsacre	App Num. NYM/2010/0176/FL
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Proposal: Construction of single storey contemporary side extension and part single part two storey rear contemporary extension together with insertion of 6 dormer windows and raised front terrace

Location: Moorgate Lees Farm, Hawsker

Applicant: Mr & Mrs N Hartley, c/o agent

Agent: Hickling Gray Associates, 61 Langdale Road, Market Weighton, York, YO43 3DG

Date for Decision: 30 April 2010

Grid Ref: NZ 91095 10016

DIRECTOR OF PLANNING'S RECOMMENDATION

REFUSAL for the following reason:

1. In the view of the Local Planning Authority, the proposed extensions and alterations would, by reason of the jarring and incongruous design, size and massing, result in a form of development that would have an overbearing impact on the character of the host dwelling and its setting which would be detrimental to the character of the area. The proposal is therefore considered to be contrary to Development Policies 3 and 19 of the NYM Local Development Framework.

CONSULTATIONS

BOROUGH -

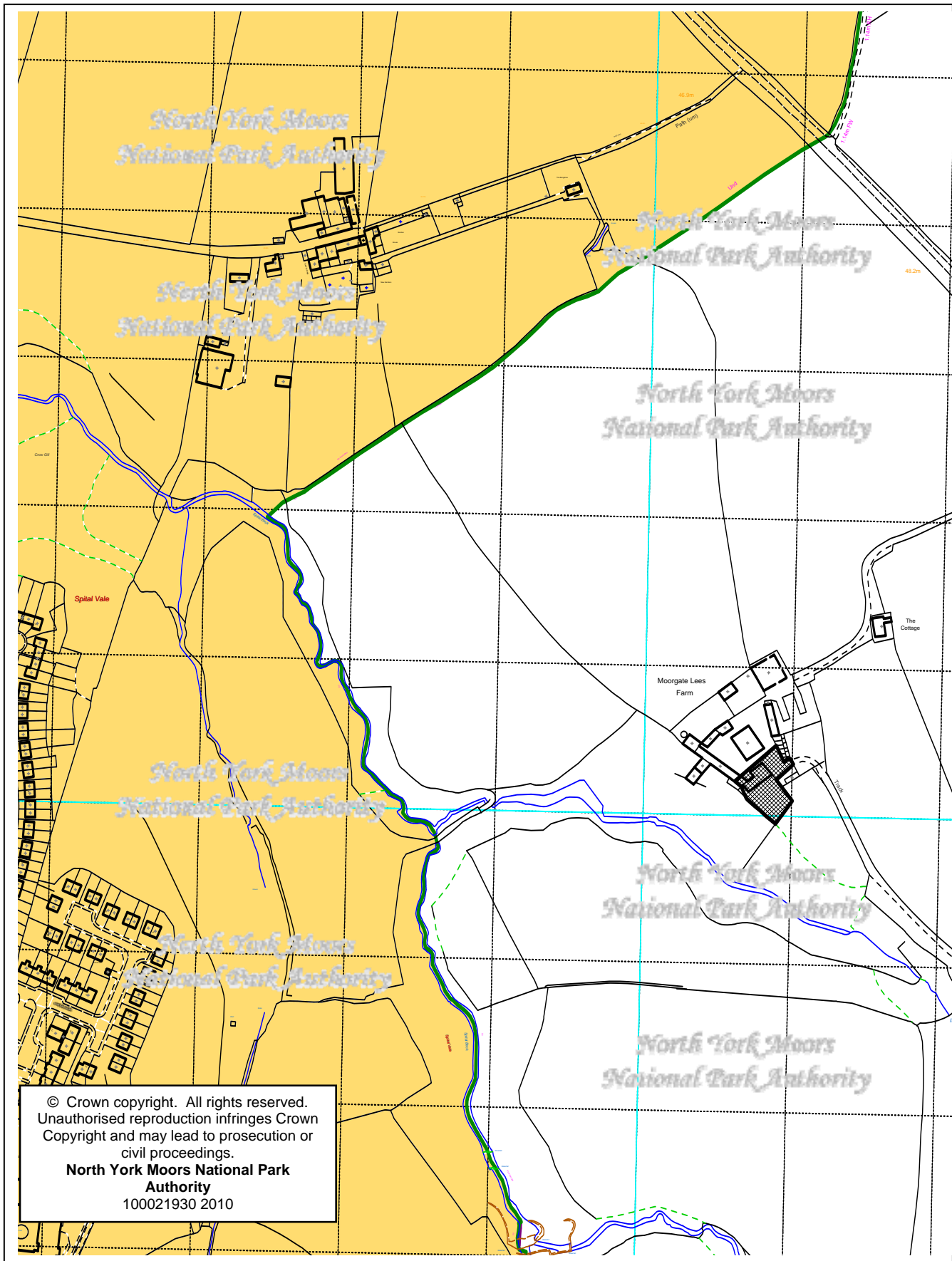
PARISH - Object to this application on the grounds that the dormer windows are not in character with the building. Whilst the Parish Council agrees that there is a need to extend the building, the proposed two storey extension is not in character with the present building.

SITE NOTICE EXPIRES - 7 April 2010.

HIGHWAYS - On the clear understanding that this will be conditioned to remain ancillary to the main residence, there are no highway objections to the application.

OTHERS - Mr Robin Philpot, Moorgate Lees Farm Cottage, Hawsker - Support the application as it would enable the property to be used as a family home but would not harm the appearance of the Park.

David Todd, 1 Charlton Avenue, Whitby - Support the application as the proposals are sensitive and well thought through solutions to the problems of extending an old building to make suitable habitation for modern living.



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 Authority**
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Application No:
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Scale: 1:3500



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BACKGROUND

Moorgate Lees Farm comprises a substantial two storey red brick and pantile farmhouse set amongst a group of traditional and more modern stone and brick outbuildings. It is situated in an isolated location, approximately 300 metres to the south west of the road that leads from High Hawsker to Whitby Abbey. The only neighbour is a single storey dwelling that shares the same access road and is located approximately 100 metres to the north east of Moorgate Lees.

The existing dwelling has a kitchen, hall, living room, sitting room, utility room and pantry at ground floor with 4 bedrooms and bathroom on first floor and a large attic space above which is accessed by a staircase from the first floor and comprises 4 linked rooms which are lit by 4 rooflights.

This application seeks planning permission for contemporary extensions to the dwelling, in the form of a flat roofed single storey side extension on the eastern end, and a part two storey and part single storey rear extension on the northern elevation (facing into farm yard). The single storey extension would measure 5.9 metres wide by 8.5 metres deep and would wrap around the side/rear corner of the existing dwelling, extending 3 metres beyond the existing rear wall. This extension would be entirely glazed, with timber shutters that would be fixed to a rail at eaves level and be movable to cover any window. The extension would have a sedum roof and would measure 3 metres high.

The proposed rear extension would cover the length of the existing dwelling (including the side wrap around), being a total of 24.5 metres. The two storey element would measure 6.2 metres wide by 6.3 metres deep and would have a height of 6.2 metres to the top of the flat roof with a glazed pyramid roof projecting 1 metre above that. This extension would provide 2 dressing rooms, family bathroom and en-suite bathroom at first floor. There is also a smaller two storey element that would measure 5 metres by 3 metres deep and would provide a further en-suite bathroom and roof garden. The single storey element would have a flat roof and measure a maximum of 4 metres above ground level. The extension would be faced in a combination of horizontal timber cladding and coursed stone.

It is also proposed to insert four catslide dormer windows in the front (south facing) elevation along with a raised patio area and two catslide dormers on the rear (north facing) roof slope.

MAIN ISSUES

Development Policy 19 of the NYM Local Development Framework states that extensions and alterations to dwellings 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 and that the development does not adversely affect the amenities of neighbouring occupiers.

Development Policy 3 of the NYM Local Development Framework 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.

The Authority's adopted Design Guide (Part 2 Extensions) gives advice to applicants wishing to extend their properties. The guide supports contemporary design extensions which are sensitive to the original building's character. Other advice includes the avoidance of flat roofs, avoiding the significant masking or dominating an elevation and ensuring proportions and positioning respect the original form and layout.

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MAIN ISSUES (continued)

It is considered that the extension to the rear, in terms of massing and scale sits uncomfortably with the proportions and dimensions of the original house and would appear incongruous and jarring. It is also considered that the front dormers would over-dominate the roofscape, as the existing roof, being hipped, does not lend itself to this amount of dormer window development. It is also considered that the wrap around nature of the side extension would be out of keeping with the character of the host dwelling.

Whilst it is accepted that the dwelling would benefit from some form of extension and modernisation, incorporating improved toilet and bathroom facilities, it is considered that the extent and particular modern contemporary approach to extending the original farmhouse would result in an incoherent, sprawling form of extension that fails to reflect the rhythm of the host dwelling. Furthermore, the massing at the rear is far too substantial with the proposals more than doubling the depth of the original house and generally dominating the existing building's form. The proposal is therefore considered to be contrary to Development Policy 19 of the NYM Local Development Framework.

In terms of Development Policy 3, the proposed site is prominent in the landscape, and the proposed extensions would be visible as the site is viewed from the Whitby Abbey Road. It is considered that the extensions would, by reason of the scale and jarring design, be incompatible with the surrounding farm buildings and have a detrimental impact on the distinctive character of this open coastal plateau part of the National Park.

To conclude, it is considered that the scale and design of the extensions is significant in relation to the original dwelling and the design does not complement or reflect the character of the original building or the character of the area. Consequently refusal is recommended.