

North York Moors National Park Authority

Ryedale District Council Parish: Thornton Le Dale	App Num. NYM/2010/0251/FL
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Proposal: Demolition of existing bungalow and construction of replacement contemporary design dwelling

Location: Dalby Beck, Low Dalby

Applicant: Mr & Mrs Gascoyne, c/o John Cotterill, Wallnook, Mount Pleasant, Allendale, Northumberland, NE47 9PA

Agent: Mr John Cotterill, Wallnook, Mount Pleasant, Allendale, Northumberland, NE47 9PA

Date for Decision: 12 July 2010

Grid Ref: NZ 485510 486032

Director of Planning's Recommendation

Refusal for the following reason:

1. The proposed replacement dwelling by reason of the scale, bulk, form and massing would represent an obtrusive form of development not in keeping with the character and form of roadside dwellings in the locality. As such the proposal would harm the visual amenities of the locality contrary to the provisions of NYM Development Policies 3 and 21.

Consultations

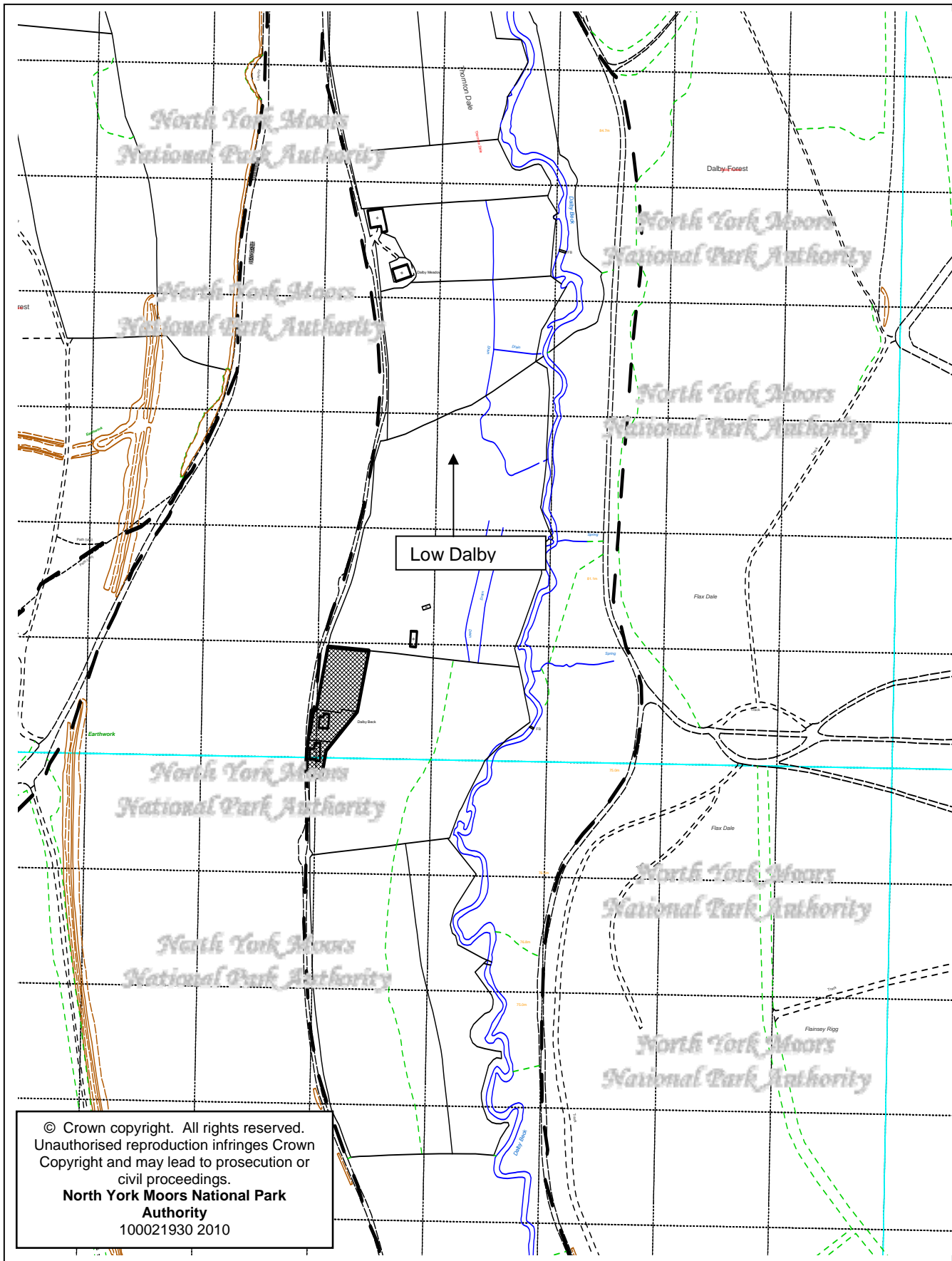
District -

Parish - No objection.

Highways - No objections.

Yorkshire Water - No comments are required and noted that the plans show a new septic tank/treatment plant and most likely the site has the benefit of an old/existing tank system.

Site Notice Expiry Date - 17 June 2010.




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 Authority**
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Application No:
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Scale: 1:4500 



Application No: NYM/2010/0251/FL

Others - Peter & Cheryl Booth, Upper Dalby Wood - Give full support for the demolition and construction of a replacement contemporary design dwelling and garage. The design is very ecologically friendly and its contemporary design is in keeping with the visitor centre.

Background

Dalby Beck is situated within Dalby Forest, just to the east of the Forest Drive and approximately one mile south of the contemporary designed Visitor Centre. To the east of the site is open grazing land leading down into the valley and to the west, on the other side of the track is dense woodland that extends back upto the Forest Drive. The dwelling comprises a prefabricated concrete two/three bedroom bungalow that was built in the 1950's into a sloping site. The Authority's records indicate the property comprised a detached outbuilding in the southern portion of the site and a concrete rendered bungalow in the central proportion.

A condition report has been submitted with the application which makes reference to various problems with the current building such as long term water erosion, damp, cracks in the building, black mould growth, concerns about the foundation slab and various other failures in the building. The total estimated cost of remedial works has been estimated to be £52,625. The report therefore concludes that it would be more economical and sustainable to build a replacement more sustainable property.

Consequently, this application seeks full planning permission to demolish the existing bungalow and construct a replacement much larger two storey dwelling of contemporary design which would be L-shaped and faced with timber cladding and glass and provide a four bedroom dwelling and incorporate a large amount of renewable energy and energy conservation elements to create an impressive new dwelling. The proposed dwelling would be in the same location as the existing. The footprint of the existing dwelling measures 90 square metres and the footprint of the proposed replacement would be 412 square metres, which is slightly more than four times the domestic accommodation of the existing dwelling. The proposed width of the replacement dwelling (15.5 metres) facing onto the road would be 5 metres wider than the existing (10.5 metres). The internal floor space would be significantly greater as it is proposed to utilise the slope in the land and unlike the existing dwelling which is built on a ground bearing concrete slab, the proposed dwelling would be built into the slope to provide a lower ground level also.

The site currently comprises the existing dwelling with adjacent small agricultural building, all within a relatively small curtilage. Land in the same ownership and immediately to the north of the dwelling, has, until within the last year, been wooded and clearly did not form part of the domestic curtilage. This area of land has been cleared by the applicants and laid to grass prior to the submission of this application. This issue has been passed on to the Forestry Commission in case there has been a breach of 'felling licenses procedures'.

Main Issues

Policy Context

Core Policy J of the NYM Local Development Framework seeks to ensure the provision of a mixture of housing types and tenure to maintain the vitality of local communities, consolidate support for services and facilities and support the delivery of more affordable housing.

Application No: NYM/2010/0251/FL

Policy Context (continued)

This is to be achieved through locating all open market housing, including new build and converted units to the Local Service Centre of Helmsley and the Service Villages, as well as other measures including restricting new housing development in the Open Countryside to that which is proven as essential for farming, forestry or other essential land management activities, and restricting replacement dwellings and conversion of traditional rural buildings for residential letting and local needs.

Development Policy 21 of the NYM Local Development Framework states that the replacement of existing dwellings outside the main built up area will only be permitted where residential use has not been abandoned, the building is in an unsatisfactory state of repair or lacks basic amenities and its replacement would enable an unsatisfactory dwelling which is incongruous in the landscape to be replaced by one which makes a positive contribution to the character of the area, and where the replacement dwelling is in the same position and of similar floor area, volume and scale. All replacement dwellings will be restricted to local occupancy as defined in Core Policy J.

Development Policy 20 of the NYM Local Development Framework seeks to permit the extension of existing domestic curtilages where the land does not form an important amenity or open space and where the change of use will not have an adverse impact on the character of the landscape

Design and Materials

The proposed replacement dwelling would comprise a development of good quality contemporary design in an appropriate setting for such a development. The timber clad building with sedum roof would blend in well with the backdrop of woodland, and also notable for being in the vicinity of the contemporary Visitor Centre nearby. The overall footprint is significantly larger than the existing dwelling, which significantly exceeds the limits of Development Policy 21. However, it is considered that it has been designed in such a way as to keep the overall mass and impression of the size of the building down and some increase in the size/scale of accommodation is acceptable but not a four time increase which would be jarring in terms of dwelling sizes in the area. Whilst the proposal does not comply with the "similar floor area, volume and scale" criteria of the policy, the nature of the host building, its clever design, public position and proximity to the award winning contemporary Visitor Centre combine to persuade Officers that some exception to this part of the policy is warranted. Negotiations are on-going to explore whether the applicants are agreeable to a significant reduction in the size/scale of the proposals. Members will be updated at the Meeting.

Size of Curtilage

The proposed extension to the residential curtilage has been reduced following negotiations on the application and now comprises an area approximately 7 metres wide by 35 metres deep which represents a small increase to the size of the existing plot. It is considered that this modest increase in the size of domestic curtilage would not have a detrimental impact on the character of this particular part of Dalby Forest which is characterised by small dwellings on small plots, separated by larger areas of grazing/agricultural land.

Recommendation

It is considered that the existing dwelling is in a poor state of repair and does not contribute to the character of the area. However, although it is accepted that the proposed replacement would enable an unsatisfactory dwelling of no architectural merit, to be replaced by one which makes a positive contribution to the character of the area, it is considered that the significant increase in massing would result in development that would be contrary to Development Policy 21 of the NYM Local Development Framework, therefore refusal is recommended.