

NORTH YORK MOORS NATIONAL PARK AUTHORITY

RYEDALE DISTRICT Parish: Thornton Le Dale	App Num. NYM/2010/0267/FL
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Proposal: Replacement single storey garage and garden store

Location: Millers Hill, Priestmans Lane, Thornton le Dale

Applicant: Mr and Mrs J Garbutt, Millers Hill, Priestmans Lane, Thornton le Dale, Pickering, North Yorkshire, YO18 7RT

Agent: Peter Rayment Design Ltd, Stray Head, Aislaby, Pickering, North Yorkshire, YO18 8PE

Date for Decision: 04 June 2010

Grid Ref: SE 83789 83358

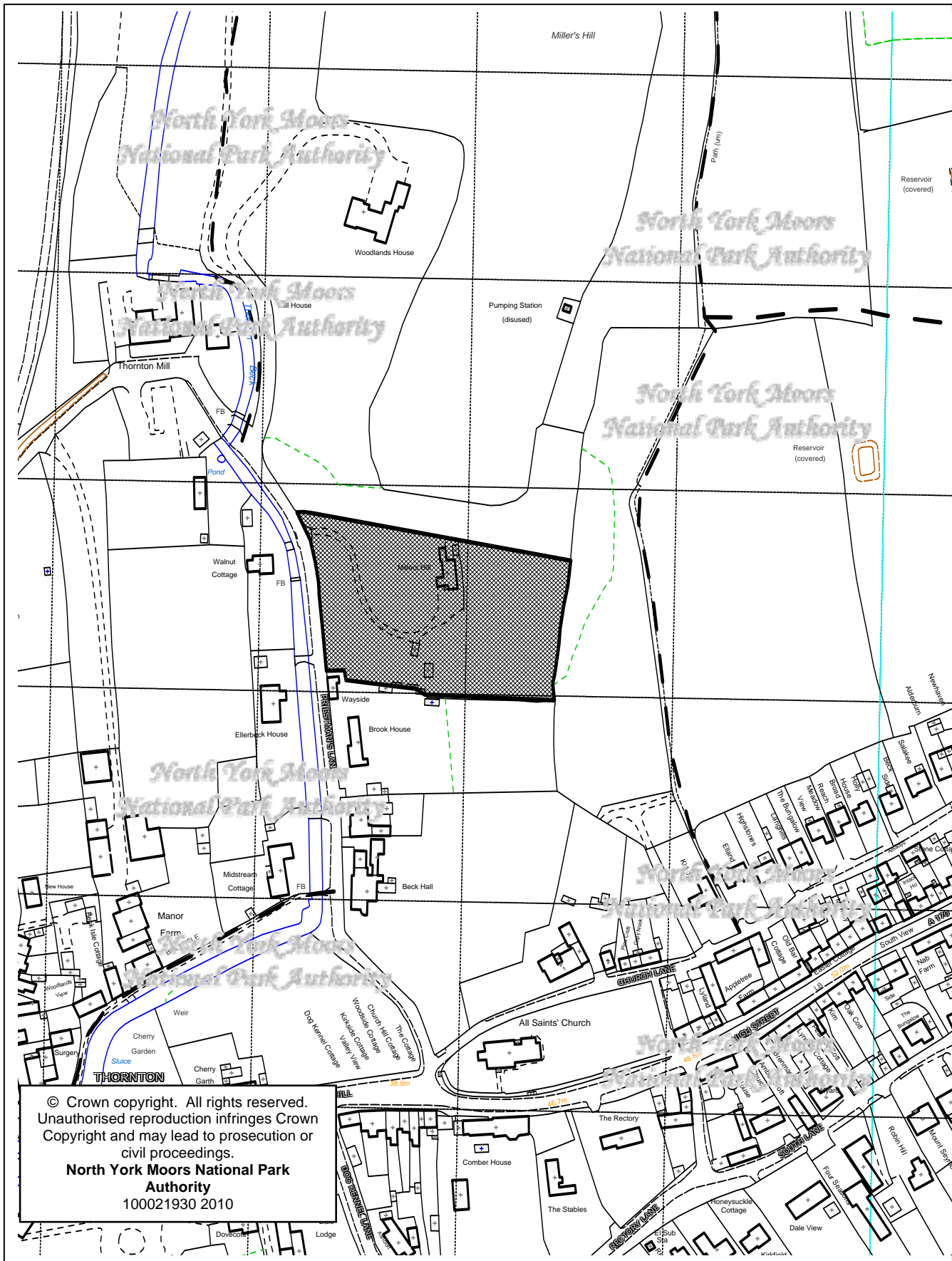
DIRECTOR OF PLANNING'S RECOMMENDATION

APPROVAL subject to the following conditions:

1. TL03 Standard three year commencement date
2. AP01 Original plans amended by plans received on 27 April 2010
3. RU04 Domestic outbuildings - no conversion to accommodation - inside villages
4. MT10 Brickwork and roofing tiles to match
5. MT54 Conservation rooflights only
6. MT60 Windows and doors - timber
7. MT70 Guttering fixed by gutter spikes
8. MT72 Black coloured rainwater goods
9. LS01 Landscaping scheme required
10. LS02 Landscaping scheme to be implemented

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 Development Plan Policy 3.
3. 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 be likely to adversely affect the amenities of existing and future occupiers of the site and to accord with the provisions of 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 to 8. 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.
- 9 & 10. In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.



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Application No:
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Scale: 1:2500



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CONSULTATIONS**DISTRICT** -**PARISH** -**HIGHWAYS** - No objections.**ADVERTISEMENT EXPIRY DATE** - 12 May 2010.**BACKGROUND**

Millers Hill is a substantial red brick and tile detached dwelling situated within substantial grounds on Priestmans Lane, within the Thornton le Dale Conservation Area. The grounds of the site are on a slope, with the dwelling being located at the top of the hill, well above road level. The existing garage building and stables are located half way up the drive that winds up along the contours of the steeply sloping garden, approximately 40 metres back from the road. These outbuildings are screened from the road by a well established row of Conifer trees and from the house by mature trees.

This application seeks planning permission to replace the existing prefabricated garage (which measures 6.4 metres long by 4 metres wide by 2.8 metres high) which is in poor condition and replace it with a more substantial brick and tile building to provide a triple garage, garden store and attic area to provide additional storage.

The proposed garage building would measure 9.8 metres wide by 6.7 metres deep and would contain two garages and an open fronted car port. There would be an outshut to the rear to provide the garden store and that would measure 3.8 metres deep by 6.3 metres wide. The building would measure 3 metres to the eaves and 5.6 metres to the ridge although the ground level drops steeply to the west so an extra metre of below floor level stonework would be visible. The proposed building would be sited over the footprint of the existing garage but would extend further westwards towards Priestmans Lane. This would necessitate the removal of the existing Conifer screening; however, new screen planting is proposed between the road and the western elevation of the building. An external staircase would be provided on the eastern elevation to provide access to the first floor storage area without taking up garaging space, there would also be traditional style painted timber clock tower positioned centrally on the ridge of the roof.

In support of the application the applicants' agent states that:

The building has been designed with traditional proportions and simple design features so as to be in keeping with this part of the Thornton Dale Conservation Area.

This application has been brought before the Planning Committee as the applicant is a Member of the Authority.

MAIN ISSUES

Development Policy 19 of the NYM Local Development Framework 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 and the development does not adversely affect the amenities of neighbouring occupiers.

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MAIN ISSUES (continued)

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 in to 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.

Development Policy 4 of the NYM Local Development Framework seeks amongst other things to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area together with respecting any existing trees of amenity value.

It is considered that although the proposed outbuilding is substantial in scale, it is subservient in size and scale to the host dwelling, which is also a substantial property in terms of its size, bulk and scale. Furthermore, this dwelling is located in very large grounds and the proposed garage building only takes up a very small proportion of the gardens. The building is not in close proximity to the neighbouring house, although there are a number of outbuildings (including a two storey annexe building) adjacent to the boundary with Millers Hill. The views of the Authority's Woodland Officer are awaited to confirm the development would not have an undue impact on existing trees.

It is considered that the proposed development is in keeping with the substantial nature of the properties on the western side of Priestmans Lane, a number of which also contain substantial outbuildings and consequently would respect the character of the Conservation Area and this part of the National Park.

Subject to no adverse comments from the Woodland Officer, approval is recommended.

Reason for Approval

The proposed garage/storage building would be of an appropriate size, scale and design, in keeping with the size and scale of the host dwelling and the character of the Conservation Area and this part of the National Park. The proposal is therefore in accordance with Development Policies 3, 4 and 19 of the NYM Local Development Framework.