

## North York Moors National Park Authority

<b>Ryedale District</b> <b>Parish: Thornton Le Dale</b>	<b>App Num. NYM/2010/0926/NM</b>
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**Proposal:** Non material minor amendment to planning approval NYM/2010/0267/FL to allow an increase in eaves and ridge height and alterations to door and lintel details

**Location:** Millers Hill, Priestmans Lane, Thornton le Dale

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

**Agent:** Peter Rayment Design, Stray Head, Carr Lane, Aislaby, North Yorkshire, YO18 8PE

**Date for Decision:** 21 December 2010

**Grid Ref:** 483792483359

### Director of Planning's Recommendation

**Approval** subject to the following provision:

1. AP00 The development hereby approved shall only be carried out in accordance with the amended plans which comprise the installation of two timber up and over garage doors and increase in eaves and ridge height of the proposed garage building. Otherwise the development shall be carried out completely in accordance with the approved plans and imposed conditions of planning approval NYM/2010/0276/FL.

#### Consultations

**Parish** - No objections.

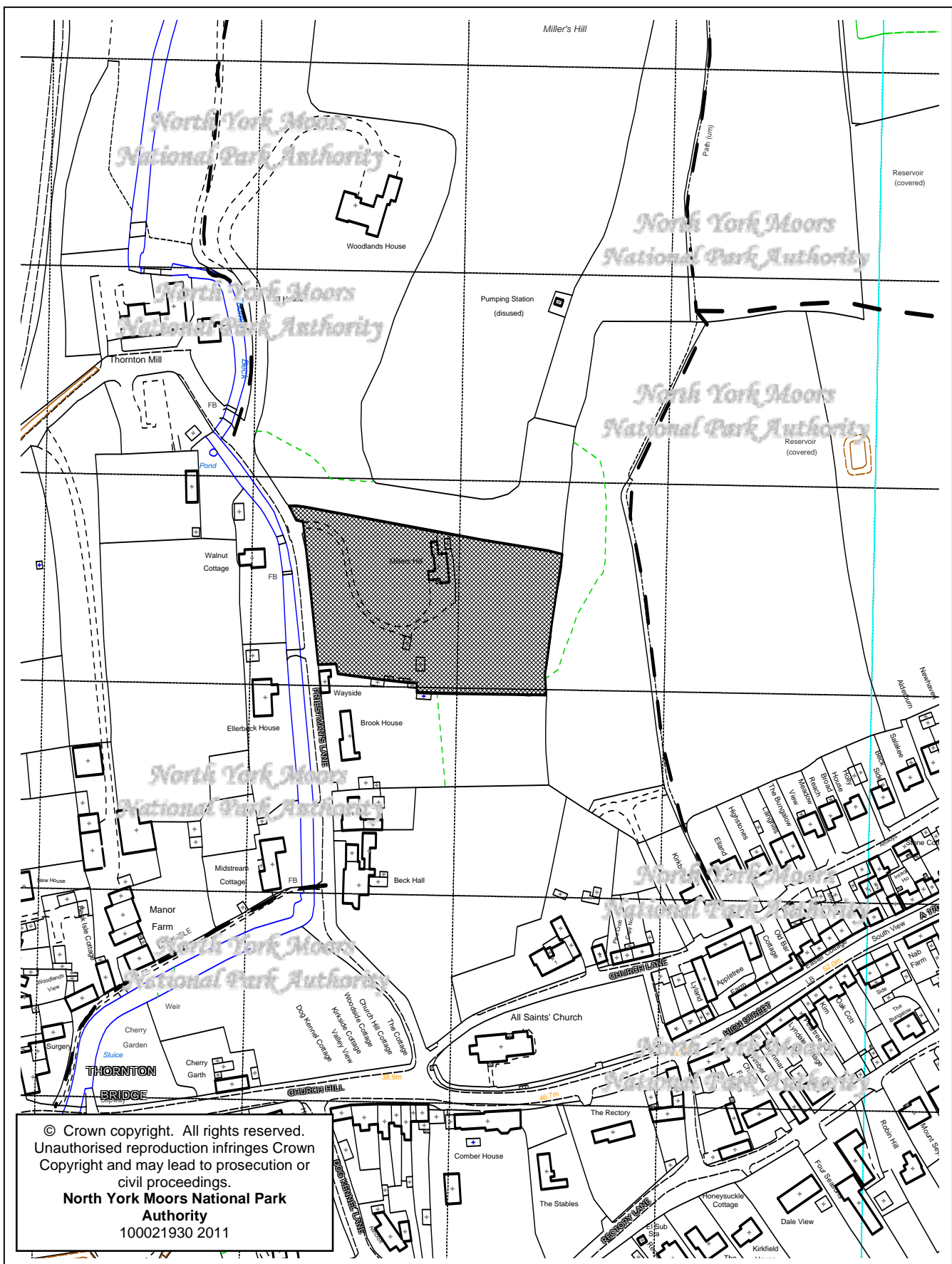
**Highways** - No objections.

#### 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.

Planning permission was granted in May 2010 for the replacement of the existing prefabricated garage (which measures 6.4 metres long by 4 metres wide by 2.8 metres high) which was in a poor condition and to replace it with a more substantial brick and tile building to provide a triple garage, garden store and attic area to provide additional storage.

It was proposed that the garage building would measure 9.8 metres wide by 6.7 metres deep and would contain two garages and an open fronted car port. The scheme also included an outshut to the rear to provide the garden store and that would measure 3.8 metres deep by 6.3 metres wide.



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**Background (continued)**

The height of the building was 3 metres to the eaves and 5.6 metres to the ridge although with the ground level dropping steeply to the west, an extra metre of below floor level stonework would be visible. It was proposed that the building would be sited over the footprint of the existing garage but would extend further westwards towards Priestmans Lane, necessitating the removal of the existing Conifer screening; although new screen planting was proposed between the road and the western elevation of the building. An external staircase was also proposed to provide access to the first floor storage area without taking up garaging space. The scheme also included a painted timber clock tower positioned centrally on the ridge of the roof.

An application has now been received, seeking minor amendments to the scheme comprising the following:

- Replacement of vertically hung timber doors with upward opening sectional timber doors with brick lintels over.
- Increase in eaves and ridge height by 0.2 metres to accommodate the mechanics of the up and over doors.

The application is being referred to 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.

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 and setting of the area together with respecting any existing trees of amenity value.

When the original application was being considered it was determined that although the proposed outbuilding was substantial in scale, it would be subservient in size and scale to the host dwelling, which is a substantial property in terms of its size, bulk and scale, particularly as the dwelling is located in very large grounds and the proposed garage building would only take up a very small proportion of the gardens.

The proposed amendments relate to the door details and have come about due to the impracticalities of vertically opening doors on such a steeply sloping site. The up and over doors proposed would still be of timber construction with vertical detailing and from public vantage points would appear little different to those approved. Furthermore, the increase in height required to retain the internal headroom is considered to be minimal, having little impact on the overall scale and bulk of the building.

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**Main Issues (continued)**

In view of the above, 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.

**Reason for Approval**

The proposed amendments to the previously approved garage/storage building would be of such a minor nature that the development would continue to be 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.