

North York Moors National Park Authority

Borough: Scarborough Borough Council (North)
Parish: Egton

Application No. NYM/2018/0165/FL

Proposal: re-grading of land, construction of garage and siting of oil tank with timber screen (part-retrospective) (revised scheme following withdrawal of NYM/2017/0762/FL)

Location: 1 Station Cottages, Egton Bridge

Decision Date: 11 May 2018

Consultations

Parish - No objection.

Highways - Recommend condition.

Advertisement Expiry Date - 04 May 2018.

Director of Planning's Recommendation

Approval subject to the following conditions:

- Standard Three Year Commencement Date**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- Strict Accordance With the Plans/Specifications or Minor Variations**
The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority.
- Withdrawal of PD Part 1 Class E - Outbuildings Only**
Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Classes E (or any order revoking and re-enacting that Order), no erection of domestic outbuildings shall take place without a further grant of planning permission being obtained from the Local Planning Authority.
- Domestic Outbuildings - No Conversion to Accommodation - Inside Villages**
The development hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.

Signature:



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5. External Lighting - Submit Details

No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.

6. External Timber Cladding to be Stained Dark Brown

The external timber cladding of the building hereby approved shall be stained dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

7. Roof Colouring (insert)

The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained dark grey and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.

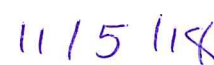
8. The garage doors shall be of a vertical boarded, ledged, braced (and framed) timber design and side hung, stained to match the external elevations of the building hereby approved and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.**9. There shall be no access or egress by any vehicles between the highway and the application site until full details of a safe and satisfactory access to the adopted highway have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. The development shall not be brought into use until the approved access is available for use.****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. In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
4. 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.
5. In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
- 6 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. In accordance with NYM Development Policy 23 and in the interests of highway safety.

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Background

1 Station Cottages is a semi-detached property located to the north-west of St Hedda's Roman Catholic Primary School in Egton Bridge. The property is accessed via a track leading from the car park at Egton Station and the property is set within a generous plot, roughly triangular in shape. The property is within the designated conservation area but occupies a secluded location so public views into the site are limited. The house is located at a slightly lower level than the access and there is also a summerhouse style garden building positioned along the south-western boundary of the site.

This application is part retrospective and proposes the construction of a timber clad garage adjacent to the vehicular access track, east of the main dwelling, together with re-grading of the land and the siting of a domestic oil tank. The application is a re-submission of an earlier scheme which was withdrawn following Officer concerns. Further discussions took place between Officers, the applicant and their agent which have led to the submission of this revised proposal.

The scheme now proposes a single width timber garage of simple ridge and gable design under a felt roof. It is proposed to occupy a recently re-graded part of the garden which the plans demonstrate to be part cut and fill with timber clad retaining structure facing the garden. The garage measures approximately 5.4m by 3.2m, 2.1m to eaves and an overall ridge height of 2.8 m. It is proposed to minimise the impact of the garage by setting it below current ground level and therefore the finished level of the garage will be 500mm below the wall of the perimeter. It is also proposed to relocate an existing log store and position it on the side (south-west) facing elevation in order to break up the massing of the elevation most visible from the garden and neighbouring listed building.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are Core Policy G (Landscape, Design and Historic Assets), Development Policy 4 (Conservation Areas) and Development Policy 19 (Householder Development).

CPG seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

DP4 seeks 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 and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

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DP19 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; the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling.

The development site is adjacent to Egton Bridge School which is a grade II listed building and consequently, consideration must be given to the impact of the proposal on the setting of the designated heritage asset, despite being in separate ownership.

The revised proposal is considered to have a reduced impact on the setting of the host property, neighbouring listed building and wider conservation area. Although the proposed garage would be situated some distance from the house and on raised land where it will be more prominent, it is considered that the revisions to the design and levels are satisfactory mitigation measures in this instance.

The revised proposal has been assessed by the Authority's Building Conservation Officer in respect of its impact upon the character of the conservation area and setting of neighbouring listed buildings. The Building Conservation Officer has confirmed that the amended scheme will have a far lesser impact on the surrounding listed buildings and will better integrate into the topography of the landscape.

The Highway Authority has advised that the vehicular access from the publicly maintainable highway to the application site is through the existing car park at the side of the school. As the applicant has not demonstrated whether a vehicular right of access exists across this piece of land, a condition is recommended.

The building is situated within the curtilage of the property and is of a size and scale commensurate with its use as a garage/domestic storage building. The Parish Council has confirmed no objection to the proposal and the Highway Authority has recommended one condition. No other representations have been made. The proposal is considered to meet the requirements of the above policy criteria and subject to conditions, 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.

Signature:



Date:

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