



# The Planning Inspectorate

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6

Mrs J Cavanagh  
 North York Moors National Park  
 Authority  
 Development Control Support  
 Officer  
 The Old Vicarage  
 Bondgate  
 Helmsley  
 York  
 YO62 5BP

Your Ref: NYM/2007/0738/FL  
 Our Ref: APP/W9500/A/08/2070574/WF  
 Date: 16 July 2008

Dear Mrs Cavanagh

**Town and Country Planning Act 1990**  
**Appeal by Ms Julie Garrett**  
**Site at 4 Eskdaleside Cottages, Grosmont, Whitby, YO22 5EP**

I enclose a copy of our Inspector's decision on the above appeal.

Leaflets explaining the right of appeal to the High Court against the decision, our complaints procedures and how the documents can be inspected are on our website - [www.planning-inspectorate.gov.uk/pins/agency\\_info/complaints/complaints\\_dealing.htm](http://www.planning-inspectorate.gov.uk/pins/agency_info/complaints/complaints_dealing.htm) - and are also enclosed if you have chosen to communicate by post. If you would prefer hard copies of these leaflets, please contact our Customer Services team on 0117 3726372.

If you have any queries relating to the decision please send them to:

Quality Assurance Unit  
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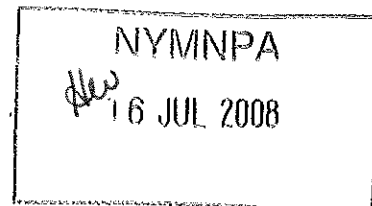
Phone No. 0117 372 8252

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E-mail: [complaints@pins.qsi.gov.uk](mailto:complaints@pins.qsi.gov.uk)

Yours sincerely

Kelly Frost



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*You can now use the Internet to submit documents, to see information and to check the progress of this case through the Planning Portal. The address of our search page is - <http://www.pcs.planningportal.gov.uk/pcsportal/casearch.asp>  
You can access this case by putting the above reference number into the 'Case Ref' field of the 'Search' page and clicking on the search button*

NYMNP  
16 JUL 2008



# Appeal Decision

Site visit made on 30 June 2008

by **Susan Heywood** BSc(Hons) MCD  
MRTPI

an Inspector appointed by the Secretary of State  
for Communities and Local Government

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Decision date:  
16 July 2008

**Appeal Ref: APP/W9500/A/08/2070574**

**4 Eskdaleside Cottages, Grosmont, Whitby, North Yorkshire, YO22 5EP**

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant planning permission.
- The appeal is made by Ms Julie Garrett against the decision of North York Moors National Park.
- The application Ref NYM/2007/0738/FL, dated 30 August 2007, was refused by notice dated 9 November 2007.
- The development proposed is described as "extension to dwelling and new garage".

NYM/NPA

16 JUL 2008

## Decision

1. I allow the appeal, and grant planning permission for a part two storey, part single storey side extension at 4 Eskdaleside Cottages, Grosmont, Whitby, North Yorkshire, YO22 5EP in accordance with the terms of the application, Ref NYM/2007/0738/FL, dated 30 August 2007, and the plans submitted with it, subject to the following conditions:
  - 1) The development hereby permitted shall begin not later than three years from the date of this decision.
  - 2) No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved details.
  - 3) No development shall begin until details of the proposed windows and doors have been submitted to and approved in writing by the local planning authority. Such details shall include depth of reveals, materials, colour and manner of opening. The development shall be carried out and thereafter retained in accordance with the approved details.

## Reasons

2. Planning permission has previously been granted for a side extension and detached garage to the appeal property and a garage has now been constructed on site. The appeal development proposes a larger two storey extension to that already granted permission. The National Park Authority's decision refers only to a two storey side extension and the plans submitted with the appeal do not show a further proposed garage. Furthermore, neither of the parties refers to a garage in their statements. Accordingly, I have dealt

with this appeal on the basis that it does not include a garage and I have altered the description of development above.

3. The main issue in this appeal is the impact of the extension on the character and appearance of the existing building and surrounding area. The existing property is not seen in isolation, but is viewed in the context of the terrace of four cottages of which it is part. Nos. 1 and 2 in the terrace are located at a lower level than Nos. 3 and 4 and have a lower ridge and eaves height. The proposed extension would also have a lower ridge and eaves height than the existing properties at Nos. 3 and 4. In this respect it would reflect the character of the existing terrace. This feature would also ensure that the proposed extension would remain subservient to the remainder of the terrace. I acknowledge that the proposed two storey extension would be a similar width to the existing property at No. 4. However, the proposal would be in proportion with the terrace as a whole and would not therefore be seen as being over-dominant or intrusive in its surroundings.
4. In addition, the design of the extension would be in keeping with the character of the existing properties. Conditions can be imposed to ensure that external materials and window and door details are agreed by the National Park Authority in order to ensure that they have a satisfactory appearance.
5. Saved policies H8 and BE6 of the North York Moors Local Plan seek to ensure that extensions respect the character of the host building and surrounding area. For the above reasons, I conclude that the proposal would not harm the character or appearance of the existing building or surrounding area and would not conflict with those policies.
6. The condition suggested by the National Park Authority requiring development to be carried out in accordance with the approved plans is not necessary as any variation could be the subject of enforcement action.
7. For the reasons given above and having regard to all other matters raised, I conclude that the appeal should be allowed.

*Susan Heywood*

INSPECTOR

