

## North York Moors National Park Authority

<b>Scarborough Borough Council (North)</b> <b>Parish: Eskdaleside-Cum-Ugglebarnby</b>	<b>App Num. NYM/2011/0261/FL</b>
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**Proposal:** Construction of two storey extension following demolition of garage and outhouse

**Location:** Cliff Cottage, Ugglebarnby

**Applicant:** Mr Richard Perry, Cliff Cottage, Ugglebarnby, Whitby, North Yorkshire, YO22 5HX

**Agent:** Building Design Services, 12 Dale View, Stainsacre, Whitby, North Yorkshire, YO22 4NS

**Date for Decision:** 06 July 2011

**Grid Ref:** NZ 487782 507266

### 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 7 July 2011
3. PD02 Withdrawal of domestic PD Part 1 Classes A - H
4. MT06 Stone panel
5. MT17 Natural Slate
6. MT41 Windows - match existing
7. MT70 Guttering fixed by gutter spikes
8. MT72 Black coloured rainwater goods

#### 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 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 Core Policy A and NYM Development Policy 3.
- 4 & 5. 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.
- 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.




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Scale: 1:2500 



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### **Consultations**

**Parish** - No objection.

**Highways** - No objection.

**Site Notice Expiry Date** - 15 June 2011.

**Others - Tom Warlow, Magpie Cottage, Ugglebarnby** - Object. The building has already been extended once. To add to the structure as described in the plans would encroach on neighbouring buildings and wouldn't fit in with the general architecture of the village, but create the look of 'in-fill' properties that blight other villages in the National Park. I would be in favour of a lower structure i.e. a garage with loft which would be in keeping with the buildings being replaced.

**Amended Plans** - Object for the same reasons as before. Would support a lower garage with loft structure.

### **Background**

Cliff Cottage is situated on the very edge of the settlement known as Ugglebarnby, close to Sleights near Whitby. The property is constructed of natural stone under a slate roof and is traditional in appearance albeit with oversize replacement windows in uPVC. The property has been extended at the rear resulting in a twin pitched property with a valley gutter between the original dwelling and later extension. The property has had a number of unsympathetic alterations made to it but overall, the dwelling is still considered to retain much of its traditional character. To one side (and obscured by the garden boundary treatment) is a conservatory and at the other side is an attached flat roof garage, level with the front elevation of the house.

This application seeks full planning permission for the construction of a two storey extension to the side to replace the existing flat roof garage and detached outbuilding. The extension would be set back from the front elevation by the width of the original property to provide off-street parking and which would include an integral garage at ground floor with an extension of space to an existing bedroom at first floor.

As originally submitted, the scheme proposed a continuation of the ridge height to create a side extension measuring 5.3 metres wide (more than half the width of the host dwelling) and 6.5 metres deep which extends beyond the existing rear wall by 2.5 metres. The 'rear' extension would be tied into the side extension using a hipped roof. The extension would provide a garage measuring approximately 6 by 4 metres and a narrow corridor between the garage and host dwelling at ground floor and a large bedroom above measuring 5.1 metres by 6 metres with one of the existing bedrooms in the main house being converted to an en-suite and 'walk-in wardrobe'. Officers considered the massing of the extension to be overbearing and consequently sought amendments.

The applicant's agent submitted amended plans for the side extension which included a lower ridge and narrower gable width. The proposal retained the 5.3 metre wide extension at ground floor but the first floor was reduced to 3.9 metres creating a 'wrap around' lean-to roof to the garage. The applicant explained to Officers that a large amount of garage space was required together with off-street parking to ensure valuable vehicles were accommodated and a smaller garage simply wasn't worth doing. The separate garage with loft above wouldn't give him the space required because loft storage wouldn't be capable or practical for storing a vehicle/quad bike.

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**Main Issues**

The main issues are considered to be whether the siting, design and scale of the proposed extension is commensurate with the host property, its character and its effect on neighbouring occupiers.

**Policy Context**

The relevant NYM Local Development Framework policies are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

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 into and out of the site; that the scale, height, massing, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; 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 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; the development does not adversely affect the amenities of neighbouring occupiers, or that of the existing dwelling and that annexe accommodation is ancillary to the main dwelling and will remain under the control of the occupier of the main dwelling.

**Design and Materials**

Officers consider that the amended plans have been sufficiently reduced in size and scale and the revised design is not considered to significantly detract from the character of the host property or the local vernacular. The extension would be significantly set back from the front wall of the host dwelling and with a narrower gable width, consistent with the advice contained within Part 2 of the adopted Design Guide. Officers have some concerns with regard to the small 'wrap-around' style of the ground floor element which is a design feature usually resisted in National Park settings but in this case allows greater space at ground floor and reduces the bulk of the extension above.

The applicant's agent has stated that the extension would be constructed from matching materials and as such, is considered to be appropriate for the traditional host property.

**Impact on Neighbours**

The neighbouring occupier has objections and considers that the development would encroach on his property and the design does not fit in with the local architecture. The objector's property; Magpie Cottage, is close to the boundary with Cliff Cottage and is set further back from the road.

Whilst the objectors comments are noted, Officers consider that the proposed extension represents an improvement to the existing flat roof garage and the provision of additional off-street parking will help to safeguard the rural character of this area. Whilst the extension is proposed at the side of the property in the direction of the neighbouring house, to increase the size of the family accommodation, Officers consider that sufficient space would be maintained between the houses and due to the respective positions of both properties the extension would not result in an unacceptable overbearing impact upon the occupiers of Magpie Cottage.

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**Reason for Approval**

The proposed extension, in its amended form, would not significantly detract from the character and appearance of this much altered property and the design and materials are commensurate with the host dwelling. The extension is not anticipated to have an unduly detrimental effect on the amenities of the neighbouring property and as such the proposal is considered to accord with Development Policies 3 and 19 of the NYM Local Development Framework.