

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Eskdaleside-Cum-Ugglebarnby	App Num. NYM/2011/0437/FL
--	----------------------------------

Proposal: Construction of two storey extension following demolition of conservatory

Location: 5 Mill Lane, Iburndale

Applicant: Mr Robert Crosbie, Acre House, 44 Outchthorpe Lane, Outwood, Wakefield, West Yorkshire, WF1 3HS

Agent: Easdale Lane Planning Consultants, The Cottesmore, Carleton, Pontefract, West Yorkshire, WF8 3RW

Date for Decision: 31 August 2011

Grid Ref: NZ 487291 507091

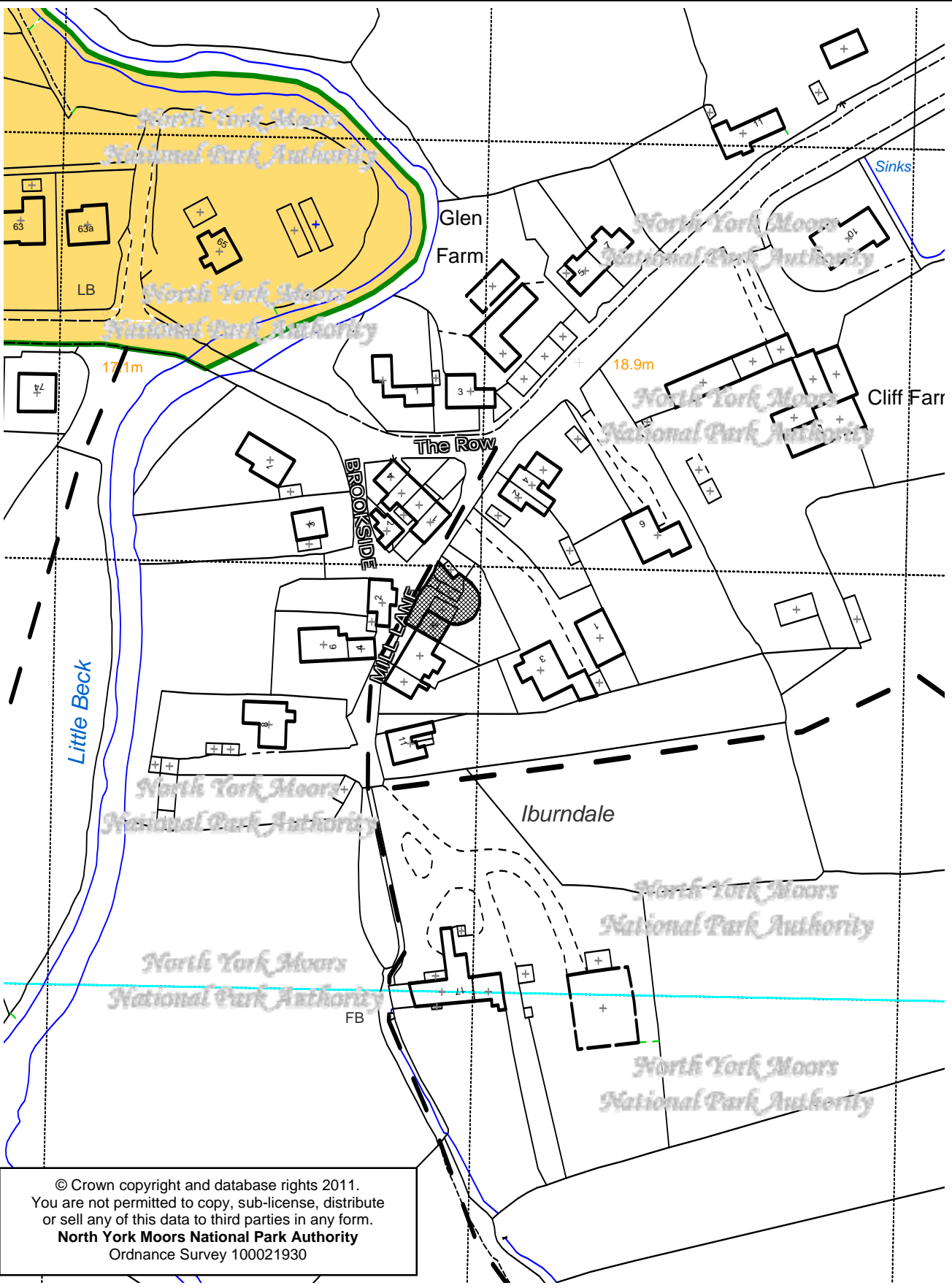
Director of Planning's Recommendation

Approval subject to the following conditions:

1. TL03 Standard three year commencement date
2. AP01 Original plans amended by plans received on 8 August 2011
3. MT03 Stonework to match
4. MT15 Natural clay pantiles to be used
5. MT60 Windows and doors - timber
6. MT41 Windows - match existing
7. MT54 Conservation rooflights only
8. MT70 Guttering fixed by gutter spikes
9. 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 Policy 3.
- 3 & 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 9. 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.




© Crown copyright and database rights 2011.
 You are not permitted to copy, sub-license, distribute
 or sell any of this data to third parties in any form.
North York Moors National Park Authority
 Ordnance Survey 100021930



North York Moors National Park Authority
 The Old Vicarage
 Bondgate
 Helmsley
 York
 YO62 5BP
 Tel: 01439 770657

Application No:
 NYM/2011/0437/FL

Scale: 1:1250 



Application No: NYM/2011/0437/FL

Consultations

Parish - No objections.

Highways -

Site Notice Expiry Date - 10 August 2011.

Others - W Graham, 2 Mill Lane, Iburndale - Object. I'm going to lose my privacy for a person from Wakefield to make money. In the four years he has been here he has disrupted the quiet of the village, barbeque until 2am; have dogs barking all night and leave security lights on all night. There are problems with drainage. There are 26 dwellings in Iburndale, eight are holiday cottages which disturb the peace enjoyed by residents.

Mr and Mrs JB Lockley, 7 Mill Lane, Iburndale - Object. This row of cottages dates back to 1856 and we are concerned that a two storey extension would be detrimental to preserving the character of our historical home within the National Park. The proposed addition of an en-suite will add to an already overloaded drainage system. The rear walls of 5 Mill Lane back directly onto our garden. This two storey extension would block late afternoon and early evening sun into the garden, spoil our view and reduce the enjoyment of our garden. The addition of a further bedroom and a window overlooking the rear garden gives us more concerns regarding the privacy of our garden. We are already directly overlooked by ongoing visitors to 5 Mill Lane, this addition would mean added strangers arriving weekly and with two children we feel this would be a further invasion of our privacy. 5 Mill Lane is a commercial holiday let and we feel that another bedroom would be detrimental to the hamlet with a potential for more cars to use the very small lane and requiring parking already in short supply. Holiday makers frequently park on residents' private property or block Mill Lane. Mill Lane and Burnside are unadopted roads and already have large potholes which affect residents rather than visitors. The bins to the front of the property can be overflowing already when the cottage is in use and this problem would be exacerbated with additional accommodation. There can be a lot of noise well into late evening from visitors using the cottage which is likely to worsen with an additional bedroom and therefore cause further distress and affect the quality of life for residents. 33% of the properties in Iburndale are holiday lets and further increases would be detrimental to the residents quality of life. To build the extension, access will be required from our garden and we are not prepared to grant access for this as we have carefully improved our garden over the last six years and do not wish to have strangers accessing the garden or rear of our property.

Doug and Andrea Johnson, 3 The Row, Iburndale - Our objection is based on a belief that the facilities offered at Mill Lane are accurately portrayed on his website and have not misled or fallen short of what his clients might have expected from this "characterful cottage", and that therefore this application to develop the site is made quite simply to harvest income from additional accommodation. Whatever the motive, it comes down to additional vehicles burdening the already overstretched parking facilities in this tiny hamlet.

Mr and Mrs Robert Elder, 1 Brookside, Iburndale - Object. This property is a regular source of trouble concerning blocked drains resulting from a washing machine being left on and nappies and wet wipes being flushed into the drainage system. The drainage system is at a very shallow depth in Iburndale and susceptible to blockages. Heavier occupancy of this property would increase what is clearly already a problem. Iburndale is very small and has almost no spare parking space. The property has parking for one car and if it becomes larger there is a likelihood that two families would rent it which would lead to further problem parking. Children use Brookside and Mill Lane and although taught to be wary, increased traffic would of course increase the risk of an accident especially involving drivers who are not familiar with it.

Application No: NYM/2011/0437/FL

Mr and Mrs Robert Elder, 1 Brookside, Iburndale (Continued)

Brookside is a private access with only a rough stone finish, it is not designed for the traffic it already endures and an increase would lead to faster deterioration. I do not feel it in keeping with the look and feel of Iburndale to encourage further holiday letting. Had this proposal been for a permanent tenant I would still have concerns. Feel that as the extension is purely for commercial gain then my concerns are simply reinforced and validated.

K G & Mrs S M Benford, 3 Brookside, Iburndale - Object. The extension would be detrimental to the character of the existing cottages. Would add to drainage problems which have a direct impact on my property which is at a lower level. Would increase the likelihood of additional cars visiting 5 Mill Lane and add to current parking problems. Increased number of visitors would cause further problems with overflowing waste bins. I have also seen the letter from Mr and Mrs Lockley and would point out the references made to "Burnside" are incorrect and the name of the road they refer to is "Brookside".

Background

5 Mill Lane is a modest end of terrace stone under pantile cottage situated in the hamlet of Iburndale, approximately 3 kilometres south east of Whitby. The property is accessed via a narrow, unadopted lane leading from Iburndale Lane. The settlement is characterised by traditional stone built cottages and small terraces of modest dwellings which are scattered with little regular 'street pattern'. Space between the properties is limited and amenity space for parking and bin storage is also limited. 5 Mill Lane is a traditional property situated on the east side of Mill Lane. The property comprises a lounge, small kitchen, ground floor bathroom and two bedrooms (one is the result of an attic conversion). The kitchen and bathroom are provided by a single storey stone and pantile lean-to extension to the side and beyond this is a modern and rather unsympathetic flat roof conservatory/dining room extension.

This application seeks full planning permission for the construction of a two storey side extension following the demolition of the existing conservatory to provide a third bedroom with en-suite facilities. The extension would occupy the same footprint as the existing arrangement of single storey accommodation to the side and measure approximately 3.5 metres to eaves 6 metres to ridge, incorporating a step down of 0.5 metres from the ridge height of the main dwelling. The proposed extension would retain the existing front door to the kitchen and proposes a set of three fully glazed folding doors to the side. The gable elevation as submitted proposes a set of six fully glazed folding doors to serve the dining room with a 16 pane sliding sash bedroom window above. There are no new openings proposed for the rear with the exception of 1 no. small rooflight. 2 no. small rooflights are proposed for the front facing roofslope.

Amended plans have been sought to address Officer design concerns with regard to the fenestration pattern of the extension. These amendments have now been received. The fully glazed doors in the front elevation have been omitted and replaced with a sliding sash window to match those in the host dwelling, the folding doors in the gable elevation have been reduced to four and the bedroom window above has been reduced in size to a more modest nine pane sash window.

Policy Context

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

Application No: NYM/2011/0437/FL

Policy Context (Continued)

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 Guide Advice

The Design Guide Supplementary Planning Document forms part of the Local Development Framework and therefore has statutory weight and is a material consideration in the determination of planning applications.

The advice contained within Part 2 of the Authority's adopted Design Guide states that an important aspect of window design is the relationship between the number of openings in an elevation compared to the amount of 'blank' wall (known as the "solid-to-void ratio". Traditionally, a high 'solid' to low 'void' ratio was created giving buildings a sense of strength. Modern techniques allow the incorporation of much larger windows, the positioning of which, if not carefully considered, can significantly detract from the appearance of a building. Traditionally ground floor windows are larger than first floor windows and gable elevations are usually devoid of window openings or those window openings are modest in size.

Main Issues

The main issues are therefore considered to be whether the proposed extension is of a scale, height and design commensurate with the host dwelling and whether the extension would adversely affect the character of the dwelling and its surroundings together with the impact on the amenities of neighbouring occupiers.

Design and Materials

Officers considered that, as originally proposed, the design of the extension failed to respect the character of the host property and did not reflect the advice contained within Part 2 of the adopted Design Guide in respect of window openings and as such, sought amendments which better reflected the traditional character of properties in Iburndale. The applicant's agent has submitted amended plans which reflect Officer requests and the revised scheme is considered to be more suitable for this location and comply with the Development Policies 3 and 19 which seek quality design which does not detract or dominate the host dwelling.

Whilst the Authority would usually seek to reduce the gable width of new extensions, given the existence of the full width lean-to extension which would remain, a reduction in gable width is not possible in this case. The step down in ridge height ensures that the extension would appear as subservient to the host dwelling and whilst it may be viewed as being wider than the host property, there is no increase in footprint of development to the side and as such the proposal is essentially a first floor extension. The existing flat roof conservatory is not considered to be of a high quality design or materials and in fact is not considered to contribute positively to the appearance of the dwelling. Officers consider that the proposed extension would serve to complement the existing ground floor extension in a larger extension which would be constructed from more traditional materials which fit in with the locality.

Application No: NYM/2011/0437/FL

Impact on Neighbouring Properties

A number of objections have been raised by residents of Iburndale on grounds of drainage, access, parking, potential for noise disturbance, overshadowing of garden and the extension is not in keeping with the area and not necessary for a property used as a holiday let.

Officers' note residents concerns with regard to the drainage and recent problems that have occurred in the area. However, given the proposal is for an extension to an existing residential dwelling, Officers do not consider issues relating to drainage to be a valid planning consideration in this case and that this matter would be considered at a later stage by building control.

Whilst it is regrettable that residents are affected by noise nuisance from visitors to the cottage and disruption from their coming and going, this is considered to be a civil nuisance matter and a matter which would not be eradicated if the application for a side extension was not successful.

The property itself, although currently used as a holiday let, could be used as a permanent residential dwelling without the need for a further planning permission and as such the proposal is considered as householder development and distinction between a holiday let and permanent residential accommodation is not relevant in this case.

In terms of the effect of the proposed first floor on the enjoyment of the neighbours garden, Officers do not consider that there would be undue levels of overlooking created. There are no additional openings proposed for the elevation backing onto the garden and only one small rooflight in the roofslope above. The garden in question is of substantial size and according to the site plan does not appear to be backed onto by other properties and as such would remain relatively open, the loss of a view is not a material planning consideration. Officers have considered the matter of reduced sunlight raised by the occupier of 2 Mill Lane. This property is situated opposite 5 Mill Lane with a distance of approximately 10 metres separating the dwellings. 2 Mill Lane has only a small number of windows at ground floor in the front elevation, one very small window at eaves level and 3 no. front facing rooflights. The property immediately fronts the lane and has no private amenity space to the front which would be affected by this proposal. The construction of a two storey extension is therefore not expected to unreasonably reduce levels of daylight to this property due to the position of the window openings at 2 Mill Lane and distances involved.

Access and Parking

With regard to access and parking, it is acknowledged that the settlement is not served by ample parking and the surface of the lane is of poor quality. It is understood that Mill Lane is a private access and therefore it is likely that parking issues would be considered a private matter, particularly in the event that visitors park on other residents' property. The activity levels are therefore not anticipated to be over and above the existing or what would be expected if the property were in permanent occupation. Officers are awaiting comments from the Highway Authority and Members will be updated at the Meeting in respect of this.

Recommendation

This proposal has been considered against NYM Local Development Framework Policies 3 and 19 and the advice contained within adopted Design Guide together with those issues raised by objectors. Officers consider that the revised proposals are in accordance with policy requirements and that it would not significantly reduce the level of amenity enjoyed by neighbouring residents for the reasons outlined above. In view of the above, approval is recommended.

Application No: NYM/2011/0437/FL

Reason for Approval

The amended proposal for the demolition of the existing conservatory and construction of a two storey side extension at 5 Mill Lane is considered to be of a scale, height, design and materials commensurate with the host property and surrounding area. The proposal is not likely to adversely affect the amenities of neighbouring properties and as such the proposal is considered to accord with the requirements of Development Policies 3 and 19 of the NYM Local Development Framework, together with the advice contained within Part 2 of the adopted Design Guide.