

**North York Moors National Park Authority**

<b>Scarborough Borough Council (North)</b> <b>Parish: Grosmont</b>	<b>App Num. NYM/2012/0218/FL</b>
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**Proposal:** Construction of domestic workshop/storage building

**Location:** Eskdale, Grosmont

**Applicant:** Mr Christopher Parrish, Eskdale, Grosmont, Whitby, North Yorkshire, YO22 5PT

**Agent:** Mr William Parrish, Eskdale, Grosmont, Whitby, North Yorkshire, YO22 5PT

**Date for Decision:** 05 June 2012

**Grid Ref:** NZ 83187 05334

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**Director of Planning's Recommendation**

**Refusal** for the following reason:

1. The Local Development Framework seeks to ensure development does not have an unacceptable impact on the setting of a Listed Building or detract from the character and form of the original dwelling or its setting in the landscape. The proposed building due to its location, considerable height, bulk and its solid stone construction would unduly dominate the foreground to the unacceptable detriment of the setting of the Listed Building. Its prominence is exacerbated by the use of velux rooflights and solar panels which further attracts attention to the new building and draws the eye away from the host building. The development is therefore not deemed to be in conformity with Development Policy 5 or 19 of the NYM Local Development Framework.

**Consultations**

**Parish** - Support.

**Highways** - Conditional approval.

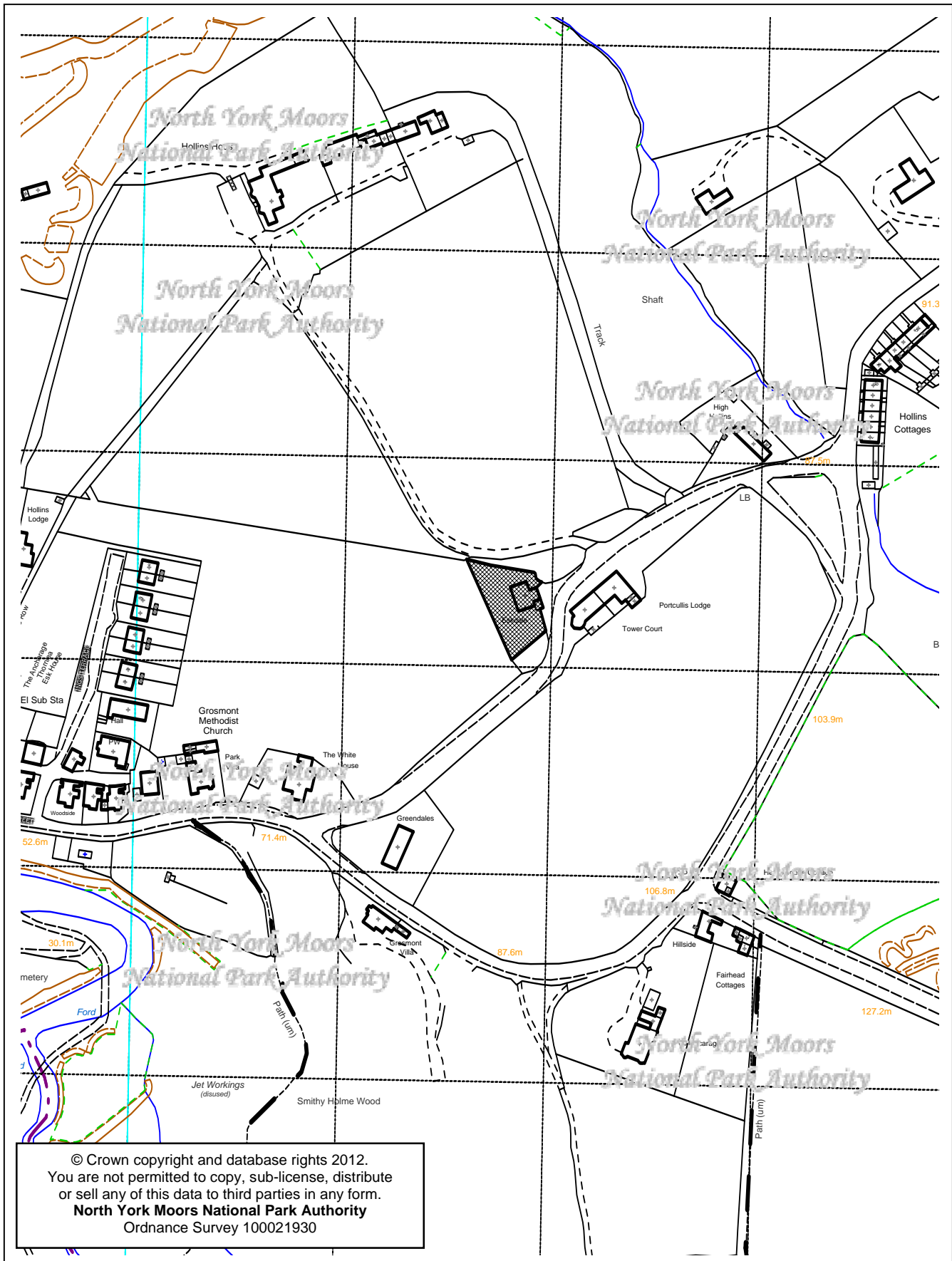
**Advertisement Notice Expiry Date** - 25 May 2012.

**Background**

This application is for the construction of a domestic workshop/storage building within the domestic curtilage of the property known as Eskdale, Grosmont.

Eskdale is located to the east of Grosmont village in a prominent position at the top of the steep incline prior to the descent into the village. The application site falls outside of the main built-up part of the village with the rear elevation of the house backing onto the road, while the front elevation has an open aspect over the valley. The neighbouring property, Tower Court lies on the opposite side of the road.

In July 1991 planning and Listed Building consent was granted for rebuilding of a garden store to bed/sitting room however this does not appear to have ever been implemented and has now lapsed. In March 1992 consent was granted for installation of LPG tank (600kg). Listed Building consent was granted in August 2005 for replacement of the modern casing and canopy of the front door.



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

**Application No:**  
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Scale: 1:2500



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**Application No: NYM/2012/0218/FL**

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**Background (continued)**

The proposed building the subject of this application is to be located within the grounds of 'Eskdale', a Grade II Listed Building with a permanent residential use. The majority of domestic curtilage is to the front (west) of the property which falls away steeply. Consent is sought to erect an outbuilding in the north west corner of the garden on the western site boundary.

Eskdale currently does not have any outbuildings apart from a small greenhouse. The proposal is to be used for flexible storage for keeping tools and domestic paraphernalia for the house and garden. The workshop and remodelling room at first floor level is for 'non commercial hobby purposes'.

The outbuilding measures 4.8 metres wide by 7.1 metres long and 5.9 metres high to accommodate a usable second floor. It is to be constructed of local stone with a natural clay pantile roof covering. The walls are to be insulated.

Due to the steep gradient of the site a 2 metre high retaining wall will be required to support the existing ground on the north east side of the building. Four rooflights and six solar panels are to be accommodated on the majority of the west facing roofslope.

In support of the application the agent states:

The original pre-planning description of the outbuilding was to be a garage and workshop. Whilst a garage would be useful, the actual requirement of the client is not for keeping cars locked up. However the location of the proposed outbuilding, and design of the building would mean it could be feasibly used as a garage in future years if road access was negotiated with the owners of the road access to the north side of the site.

The pre-planning application advice based on the original designs was that the proposed location of the building was acceptable. However, the original design was said to be of a too big scale in proportion to the house, which was true. The current proposed design is 20% smaller in footprint than the original design.

The second concern in pre-planning talks were that it should not have an upper storey. To address this the new design is 3% less tall whilst having minimal yet usable internal clearance both upstairs and downstairs. Also the roof rafters now overhang the external wall with a fascia and soffit board making it appear more squat and less obviously two storey. The client is adamant that the outbuilding should have an attic space as it will maximise the use of the footprint and costs for the sake of a small increase in overall height. The adjacent hedge, sheltering trees and steep gradient of the land will help detract from the overall mass of the building.

The third comment made against the original design was that it should have timber external finish rather than the traditional stone. However it is felt that the style of the proposed outbuilding is very common in the local area both in materials, design and massing. A locally sourced stone building has more permanence, longevity and robustness with a potential for many different uses in the future.

There will be no direct vehicular access to the proposed building as this is not considered necessary. An existing 1.5 metre wide gravel path which runs along the northern boundary will continue to serve the garden as well as the proposed building together with an existing pedestrian access from the south side of the garden.

The Parish Council have written in support of the scheme but have not cited reasons why they consider the development is satisfactory.

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**Main Issues****Policy Context**

Core Policy G of the NYM Local Development Framework states that the landscape, historic assets and cultural heritage of the North York Moors will be conserved and enhanced. High quality sustainable design will be sought which conserves or enhances the landscape setting, settlement layout and building characteristics of the landscape character areas identified in the North York Moors Landscape Character Assessment.

Development Policy 5 of the NYM Local Development Framework only permits extensions or changes of use of a Listed Building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the Listed Building.

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.

Sitting alongside the relevant policies, Part 2 of the Authority's Design Guide is a material consideration in the determination of applications. Section 3.7 refers to garages and other outbuildings stating that whilst traditionally there would often be a range of small outbuildings with older properties, garages are a relatively recent innovation and therefore require careful consideration in terms of their siting and design so as not to spoil the character or setting of the main dwelling. They should be located unobtrusively, preferably attached or sited in close proximity to the side or rear of the main dwelling rather than to the front so as not to become the focal point of the approach to the house. Other structures such as sheds and greenhouses also need careful consideration and should be smaller in scale and clearly ancillary to the main dwelling.

The National Planning Policy Framework (NPPF) restates National Government advice in respect of design in that permission should be refused for development of poor design that fails to take the opportunities available for improving the character and quality of an area.

Whilst the applicant's agent has put forward suggestions to justify the development, despite being encouraged by Officers to look at an alternatively low impact and better designed scheme, little attempt has been made to follow Officer advice.

**Impact on the Setting of the Listed Building**

In determining applications regard should be had to the desirability of preserving the setting of a Listed Building and as such this requires careful assessment. The main issues in this instance are whether the development would have an adverse impact on the setting of the Listed Building.

The scale, height and proximity of the outbuilding is likely to detract from the setting of the host property and becoming a focal point by drawing the eye away from the host building and potentially resulting in the overdevelopment of this prominent and elevated site.

The building would be most obvious from views from the south on the approach to the property from Grosmont village and would be forward of the principal elevation of this well maintained Grade II Listed Building. Together with the engineering operation that would be necessary to physically site a building in this location including the digging out, levelling and retaining walls due to its fairly inaccessible, steep and narrow location and the position of the proposed outbuilding is not considered to reflect the traditional or historic pattern of development.

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**Impact on the Setting of the Listed Building (continued)**

Historically buildings of this size and construction serving an ancillary function to the main house would be to the rear so as not to dominate the principle views of the main front of the host building. Therefore it is considered that the proposed building due to its location, excessive height and size and its solid stone and tile construction would dominate the foreground to the unacceptable detriment of the setting of the Listed Building.

**Design and Materials**

Its prominence is exacerbated by the use of velux rooflights and solar panels which further attracts attention to the new building and draws the eye away from the host building. The use of stone and pantile is most inappropriate for a garden and domestic storage building in this wooded garden location due to its solid and permanent character and the design which has the appearance of a two storey garage or barn structure which would traditionally have been located to the rear or side of a house forming an ancillary service area.

A replication of the host property would not be appropriate, as it would be competing with the host building through an inadequate attempt to mimic some of these details and materials, challenging the architectural supremacy of the Listed Building. In this case the value of the setting of the Listed Building is unduly affected.

For the reasons given above and potential for a far more appropriate solution Officers are unable to support the application and refusal is recommended.