

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Eskdaleside-Cum-Ugglebarnby	App Num. NYM/2012/0333/FL
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Proposal: Construction of workshop/storage building

Location: 2 Mill Lane, Iburndale

Applicant: Mr Robert Arnott, 35 Hollybush Green, Collingham, Wetherby, LS22 5BE

Date for Decision: 10 August 2012

Grid Ref: 487276507096

Director of Planning's Recommendation

Approval subject to the following conditions:

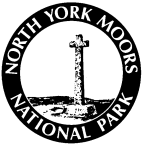
1. TIME01 Standard Three Year Commencement Date
2. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified
3. RSU000 The development hereby permitted shall be used as a domestic workshop or for domestic storage incidental to the occupation of 2 Mill Lane 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.
4. GACS00 No machinery shall be operated from the building hereby approved before 08.00hrs nor after 20.00hrs without the prior written agreement of the Local Planning Authority
5. GACS07 External Lighting - Submit Details
6. MATS02 Stone and Tiles to be Approved
7. MATS60 Windows and Doors - Timber

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 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.
- 4 & 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. 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.
7. 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: 1:1250 



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Consultations

Parish - No objection.

Site Notice Expiry Date - 16 July 2012

Others - Rachel Barker, 6 Mill Lane, Iburndale, Sleights - 2 Mill Lane is directly at the rear of my house and the proposed building is to the side of my property. I believe that the hamlet is already overbuilt on, we all live on top of each other as it is, but saying that it is so quiet and peaceful. I have a feeling that Mr Arnott in the future would use this garage/workshop as a residential dwelling and this being the reason he wants it placed in the proposed area. I fear that noise and overbuilding would totally ruin such a stunning place. I strongly object to the building going ahead.

Background

This application is for the construction of a detached stone and pantile workshop/storage building on land to the west of Mill Lane, Iburndale. As well as the land to which this application relates, the applicant also owns 2 Mill Lane a detached property which fronts onto Mill Lane. 2 Mill Lane has a moderate sized garden area to the rear of it which then flows through into the application site which is an area to the rear of 2 and 6 Mill Lane which appears to have been used as domestic land for a number of years.

In 1998 permission was granted for a detached garage building and turning head to the north side of the application site, at the bottom of the existing access to the site, however this has not been constructed.

As stated above this application is for the construction of a modest stone and pantile workshop/storage building. The building is proposed to be located in the south east corner of the site, close to the boundaries of 6 and 8 Mill Lane, Iburndale. The proposed building measures 6 metres by 4 metres in footprint, 2 metres to eaves and 3.5 metres to the ridge. It has a window and personnel door to the west elevation and a full width up and over door to the north elevation. There are no openings proposed towards the close neighbouring boundaries.

Main Issues

The most relevant NYM Local Development Framework policy is Development Policy 19 which covers householder development. The Policy states that proposals for development within the domestic curtilage of dwellings will need to take full account of the special qualities of the Park's landscape character and the architectural character of settlements and will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape; the development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling and the development does not harm the amenities of adjoining occupiers by reason of noise and disturbance, smell or other adverse impact.

Whilst the proposed building is not located within the domestic curtilage of the property to which it is associated with, it is located on land which has been used in association with this property for a number of years and is very domestic in character.

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Main Issues (continued)

The proposed building is a simple stone and pantile, single garage sized structure. It is not considered that the proposed structure will have any impact on the wider landscape setting outside of this area and it is considered that the conditions proposed under this recommendation would ensure that the activity within the building did not have a detrimental impact on the level of amenity enjoyed by the neighbouring properties.

The Parish Council have raised no objections to the proposal, however the neighbouring property, 6 Mill Lane, has objected on the grounds of noise and general 'overbuilding' within the settlement and 'totally ruining the character of area'. The proposed building is located close to the boundary of this neighbour, however this is a 2 metre high boundary with existing mature planting along it. It would be located to the side of the neighbouring property which does not have any windows which look over the area, other than two rooflights at a very high level. The proposed location is also on an area to the rear of where 6 Mill Lane has an extant permission for a double garage which would block any views that there may be of this structure if constructed. No comments have been submitted by the other close neighbours at 8 Mill Lane.

As stated above the proposed conditions restrict the use of the building to a domestic workshop or for domestic storage associated with 2 Mill Lane. Other conditions also restrict the hours of operation of machinery from the building to between 8am and 8pm as well as any external lighting proposed on the building. It is considered that these conditions will ensure that the proposed building or any activities associated with it do not have a detrimental impact on the neighbour property and will also help to overcome the objections raised by the neighbour.

The proposal is considered to accord with the requirements of Development Policy 19 of the NYM Local Development Framework in terms of design and appearance and with the proposed conditions it is not considered to have a detrimental impact on the level of amenity enjoyed by the neighbouring property and therefore approval is recommended.

Reason for Approval

The proposal is considered to accord with the requirements of Development Policy 19 of the NYM Local Development Framework in terms of design and appearance and with the proposed conditions it is not considered to have a detrimental impact on the level of amenity enjoyed by the neighbouring property and therefore approval is recommended.