

NYM / 2012 / 0 3 6 1 / F L 1 1

**Hickling Gray Associates**

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In association with

**Andrew Doughty  
Architectural Design**

**Application by Mr and Mrs N Hartley**

**For Planning Permission for the carrying out of alterations and  
erection of extensions**

**At**

**Moorgate Lees Farm, Hawkser, Whitby, North Yorkshire  
YO22 4JU**

**Supporting Documentation and Checklist**

**May 2012**



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Introduction

The guidelines for preparing a Design and Access statement advise that it should cover the following areas;

The process

Use

Amount

Layout

Scale

Landscaping

Appearance

Access

Vehicular and transport links

Inclusive access

These topics will be discussed under the following headings;

- 1.0 Descriptive
  - Description of the site and surrounding area
  - Description of the proposed development
- 2.0 Development Plan
  - Identification of relevant development plan policies



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- 3.0 National Planning Policies
  - Identification of relevant national planning policies
- 4.0 Discussion
  - Discussion of the proposed development in the context of;
    - Development Plan
    - National planning policies
    - Impact on the surrounding area
    - Effect on road safety
    - Accessibility
- 5.0 Conclusion

- 1.0 Descriptive
  - 1.1 Moorgate Lees Farm is an isolated farmstead in open countryside outside the village of Hawkser.
  - 1.2 It is two storeys to the eaves.
  - 1.3 The walls are of Flemish brick and the roof was covered with concrete pantiles. However, the applicants have now replaced these with William Blyth handmade clay pantiles as they feel that these are more appropriate for the dwelling.
  - 1.4 There is a range of outbuildings, generally of brick, stone and pantile construction but there are some relatively modern buildings.
  - 1.5 The applicants were born and raised in North Yorkshire. They have lived away from the County. They purchased this property with the intention of restoring it for use as a family home. They have undertaken some renovation work and now occupy the dwelling.
  - 1.6 Permission was refused in May 2010 for alterations to the property. The Council said that the proposals were jarring and incongruous, their size and massing were unacceptable, and as a result would have an overbearing impact on the character and setting of the host dwelling. Previously expressed concerns about dormer windows were overcome when it was discovered that historically there had been dormers on the roof.
  - 1.7 A subsequent application was refused and an appeal dismissed.
  - 1.8 Whilst the applicants reassessed the situation they submitted an application for some dormer windows. The application was approved and this enabled them to start the renovation scheme. This application also included the use of the former farm buildings as residential curtilage.

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1.9 A subsequent application was approved for the conversion of an existing building to a home office.

2.0 Development Plan

2.1 The Development Plan consists of North Yorkshire Structure Plan and the North Yorkshire Moors Core Strategy.

2.2 The Core Strategy was adopted in 2008.

2.3 Development Policy 3 states;

To maintain and enhance the distinctive character of the National Park, development will be permitted where:

■1 The siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment and will not result in the loss of an open space which contributes to the amenity, character and setting of a settlement.

■2 The scale, height, massing, proportion, form, size, materials and design features of the proposal are compatible with surrounding buildings, and will not have an adverse effect upon the amenities of adjoining occupiers.

■3 A high standard of design detailing is used whether traditional or contemporary, which reflects or complements that of the local vernacular.

■4 Provision is made for adequate storage and waste management facilities.

■5 Good quality sustainable design and construction techniques are incorporated in the development including measures to minimise energy use and where possible use energy from renewable sources.

■6 A satisfactory landscaping scheme forms an integral part of the proposal.

■7 The design takes account of the safety, security and access needs for all potential users of the development and provides car parking provision in line with the standards adopted by the Authority.

2.4 Development Policy 19 states;

Proposals for development within the domestic curtilage of dwellings will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where:

■1 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.

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- 2 The development does not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.
- 3 The development does not harm the amenities of adjoining occupiers by reason of noise and disturbance, smell or other adverse impact.
- 4 In the case of annexe accommodation, the development is ancillary to the main dwelling in terms of its scale and specification, in the case of new build it is physically attached to the main dwelling and in all cases the annexe will remain under the control of the occupier of the main dwelling.

Extensions are often a convenient way of providing additional accommodation and new structures such as garages and sheds are often required for additional domestic storage. However, they should not adversely affect the character of the host building or wider landscape or the amenities of neighbouring residents. Proposals which incrementally extend small dwellings beyond their original size can have a detrimental impact on the character of the area and on the mix of dwelling types available in the Park. In designing an extension, applicants should consider the design, scale and materials of neighbouring buildings. Applicants are also encouraged to incorporate sustainable construction techniques where feasible. Where the building is Listed or located within a Conservation Area regard should also be had to Development Policies 4 and 5.

- 2.5 Supplementary guidance was produced in connection with the previous Local Plan. This has been brought forward into the Core Strategy. It includes;

The advice contained in the Design Guide is not intended to be exhaustive nor prescriptive. Similarly, it is not intended to stifle innovative design that is both sympathetic and sensitive to its surroundings. Design in the built environment is an evolving process. Good design bridges the gap between traditional and contemporary design in a way which respects and interprets the historical character.

- 2.6 The purpose of the guide is;

The purpose of the Design Guide is:

- To ensure fulfilment of the statutory purposes of the National Park.
- To encourage high quality design that conserves and enhances the character and special qualities of the area, and respects the local distinctiveness and the built and natural heritage of the National Park.
- To protect the residential amenity of neighbouring properties.

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- To encourage sustainable building practices which minimise use of resources and waste production.
- To promote design that reduces both the causes and effects of climate change.
- To ensure that conditions for wildlife and natural habitats are maintained or enhanced.

The key to a successful extension lies in the respect shown to the original building so that it remains the dominant form. Generally this will mean ensuring that the extension is subservient to the original building in terms of its volume, scale, height, width and depth. An extension should reflect local distinctiveness in terms of scale, proportions, height, materials, position and detailing. This is particularly important if the parent building is of traditional design and construction – but does not preclude more recently constructed buildings.

Irrespective of size, all buildings have a threshold point beyond which its further extension is not possible without jeopardising and possibly destroying the integrity of its original character.

The position of an extension on the property is also important and respect should be given to existing building lines, the pattern of buildings and the spacing between them. Rear extensions are generally preferable to side extensions whilst the majority of properties cannot easily accommodate extensions to their main front elevation (with the occasional exception of small porches), without significantly affecting their appearance.

Extensions should complement the style, details and materials of the existing house, whether they are traditional or contemporary in design and should not detract from the original building. The roof style, pitch and detailing (overhangs, gable treatments and chimneys) should follow those of the existing house; flat roofed extensions are normally unacceptable and hipped roof extensions should only be used on properties with an existing hipped roof. Likewise, materials should match the existing in type, colour and detail. Windows and doors should be well proportioned and well related within the elevation, reflecting the proportions and style of the existing dwelling.

- 3.0 National Planning Policies
- 3.1 NPPF encourages good quality design.



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- 4.0 Discussion
- 4.1 Development Plan
- 4.1.1 Core Strategy and the Guide accept, in principle, the extension of dwellings, whether in settlements or the open countryside. However, the quality of the design is one of the most important considerations. If the design is appropriate the development will accord with the Development Plan. Design is discussed below.
- 4.2 National planning policies
- 4.2.1 Similarly, NPPF encourages good quality design, and if this is achieved the development will accord with NPPF.
- 4.3 Impact on the surrounding area
- 4.3.1 This is the most important consideration in this case. There are no immediate neighbours who will be overlooked or overshadowed. The application will be determined on the basis of the design.
- 4.3.2 The relevant parts of Policy 19 are;
- Proposals for development within the domestic curtilage of dwellings will need to take full account of the special qualities of the Park's nine landscape character areas and architectural character of settlements and will only be supported where:
- 1 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.
- 4.3.3 Policy 19 is a positive policy. Proposals for house extensions will be acceptable provided that, inter alia, they do not detract from the existing dwelling.
- 4.3.4 The design guidance makes it very clear from the outset that it does not intend to be prescriptive. It does not intend to stifle innovative design;
- The advice contained in the Design Guide is not intended to be exhaustive nor prescriptive. Similarly, it is not intended to stifle innovative design that is both sympathetic and sensitive to its surroundings. Design in the built environment is an evolving process. Good design bridges the gap between traditional and contemporary design in a way which respects and interprets the historical character.
- 4.3.5 The important point is that the extension is sympathetic to its surroundings (which includes the host building). The comment that "Good design bridges the gap between traditional and

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contemporary design in a way which respects and interprets the historical character" is encouraging.

4.3.6 Insofar as this application is concerned, the relevant aims of the guide are;

To ensure fulfilment of the statutory purposes of the National Park .

- To encourage high quality design that conserves and enhances the character and special qualities of the area, and respects the local distinctiveness and the built and natural heritage of the National Park.

4.3.7 The DEFRA website discusses the purposes of National Parks;

The two purposes of the National Park Authorities are to:

conserve and enhance the natural beauty, wildlife and cultural heritage; and promote opportunities for the understanding and enjoyment of the special qualities of National Parks by the public.

In addition, whilst in pursuit of their twin purposes, they have a statutory duty under the 1995 Act to seek to foster the socio-economic well-being of local communities without incurring significant expenditure in doing so.

If there is a major conflict which between those two purposes which cannot be resolved, conservation takes priority. This is known as the Sandford Principle.

Planning policies and decisions must give great weight to conservation of the natural beauty of the countryside, and major development should not take place save in exceptional circumstances.

4.3.8 In this case, the key consideration is "conserve and enhance the natural beauty, wildlife and cultural heritage". The building is not listed nor within a conservation area, but it is within the national park.

4.3.9 The aims of the guide continue;

To encourage high quality design that conserves and enhances the character and special qualities of the area, and respects the local distinctiveness and the built and natural heritage of the National Park.

4.3.10 The appeal decision is relevant as the starting point for consideration of this amended proposal. The inspector said;

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4. The main farmhouse has an attractive traditional design and form with balanced proportions, with the main elevation looking outward. The rear elevation facing the enclosed farmyard is relatively bland with few windows. Although there is a flat-roofed rear extension, this is in matching brick and is subservient in scale to the main building.
5. However, the appeal proposals include flat-roofed extensions to the main farmhouse building of a large scale and rectangular form, with a jarringly contemporary design. They would overwhelm and dominate the host building and upset its balanced proportions and character.
6. An extensive flat-roofed single-storey structure housing a family room would stand close to the eastern gable, its expansive elevations almost wholly comprising frameless glazing. It would relate poorly to the main building, being only loosely connected to the main building by a frameless glazed link. This rectangular structure would also have a marked horizontal emphasis, its length being almost double that of the adjoining gable.
7. The whole of the rear elevation would be dominated by the part-single and part-two storey extensions of considerable depth with flat roofs. The complexity and massing of the stepped rectangular shapes, dominated by glazing and reeded timber cladding, would obscure the simplicity and integrity of the traditional form.
8. In combination the massing and scale of the rectangular extensions with their unsympathetic designs and extensive flat roofs would overwhelm and dominate the character and appearance of the host dwelling, failing to be subservient and reflecting little of the features and materials that characterise the main dwelling. The extensions would sit uncomfortably with the proportions, form and materials of the host building, appearing incongruous and jarring.
9. The side extension and two-storey segmented rear extensions would be clearly seen from nearby sections of Hawksker Lane. The appellants indicate an intention to seek permission for use of the vacant buildings for their fashion/design business, but there are no firm proposals before me. Although the various outbuildings would currently provide a degree of screening of the lower sections of the proposed extensions from view from the north to southwest arc, there can be no certainty that such screening would remain. Removal of outbuildings would further expose the unwelcome extensions, increasing the detrimental impact on the distinctive character of this open coastal plateau within this part of the National Park.

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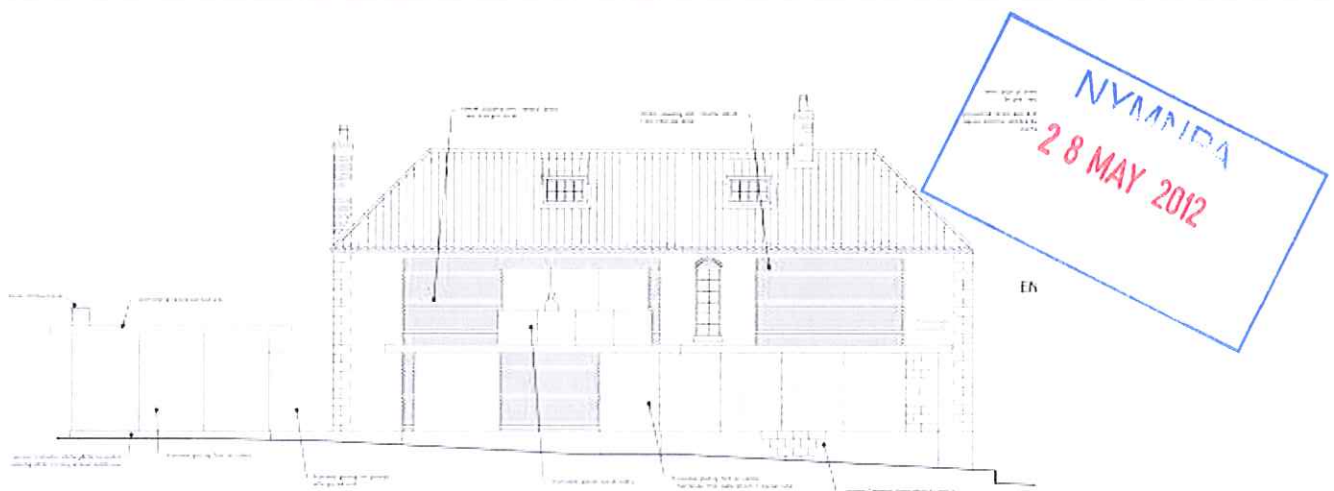
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10. I conclude that the proposals would cause significant harm to the attractive appearance and traditional character of the host building and would harm the rural landscape of this part of the National Park, contrary to the provisions of Development Policies 3 and 19 of the North York Moors National Park Authority Local Development Framework Core Strategy and Development Policies (November 2008). These seek designs that reflect or complement the local vernacular; that have scale, height, massing, proportion, form, size, materials and design features that are compatible with surrounding buildings; and that do not detract from the character and form of the original dwelling or its setting in the landscape, the natural beauty of which is to be conserved and enhanced.

4.3.11 The scheme which the Inspector considered was;

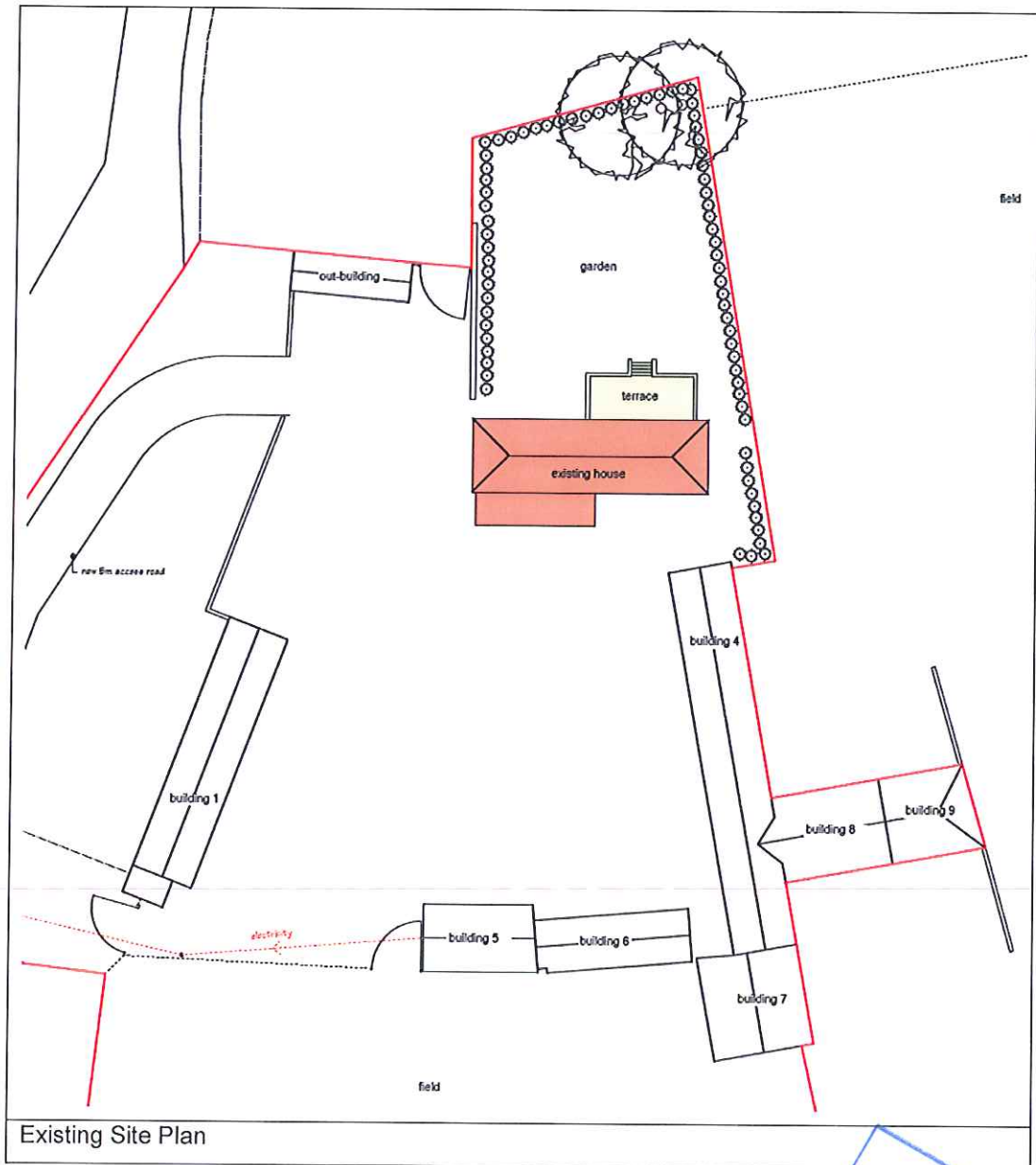


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4.3.12 The current scheme is significantly different;

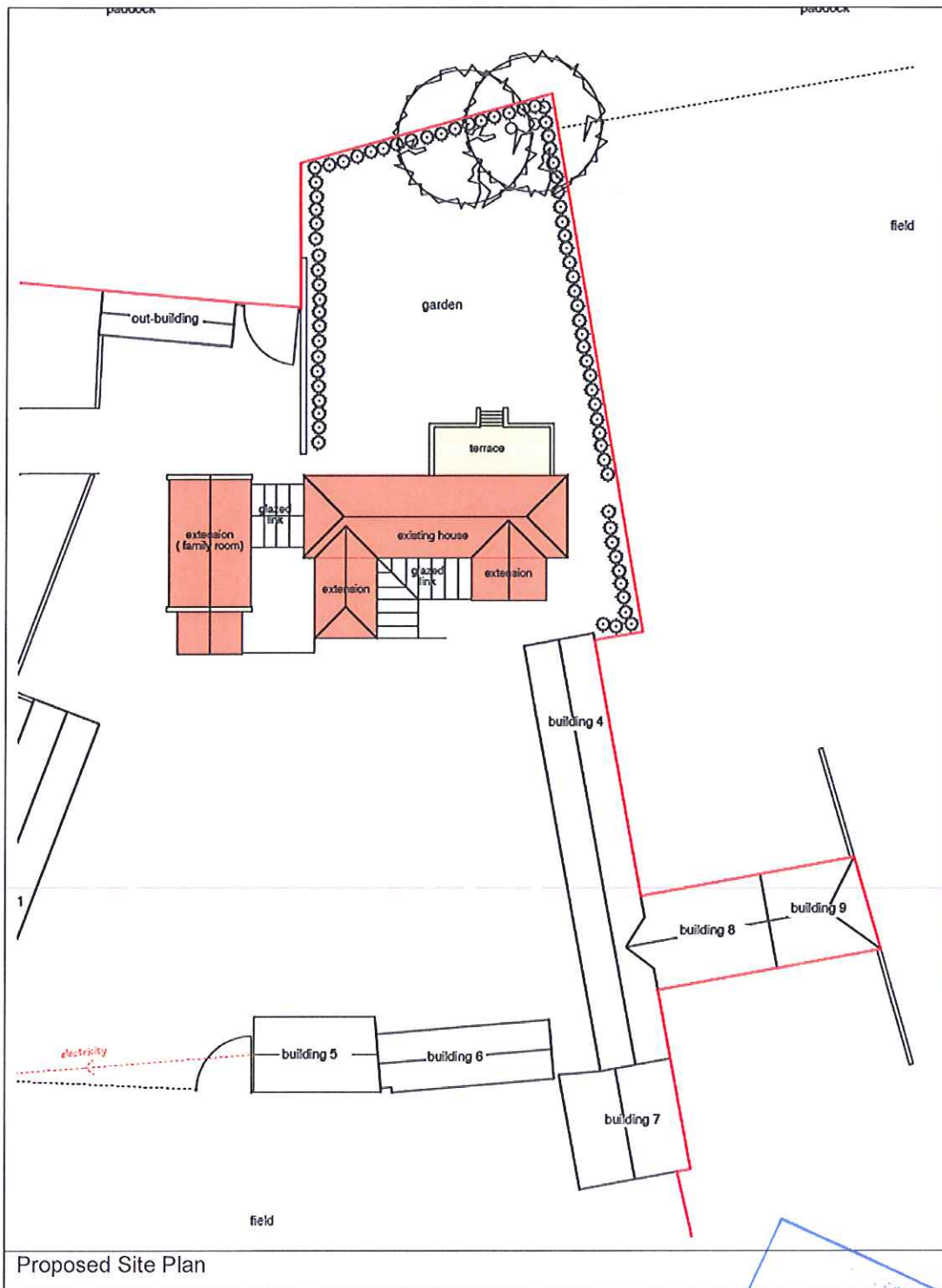


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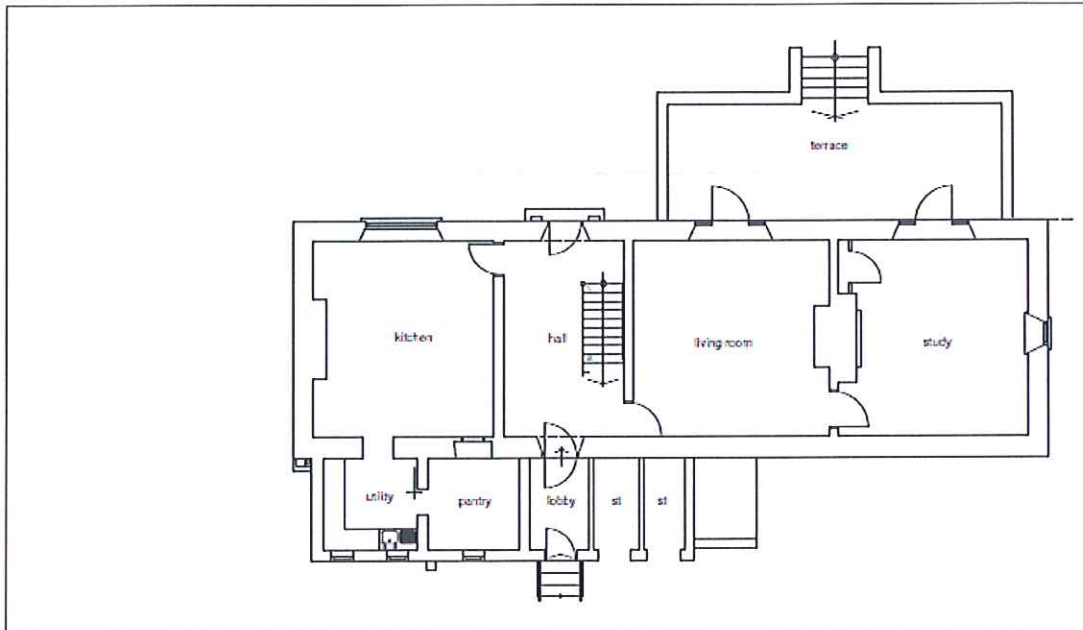
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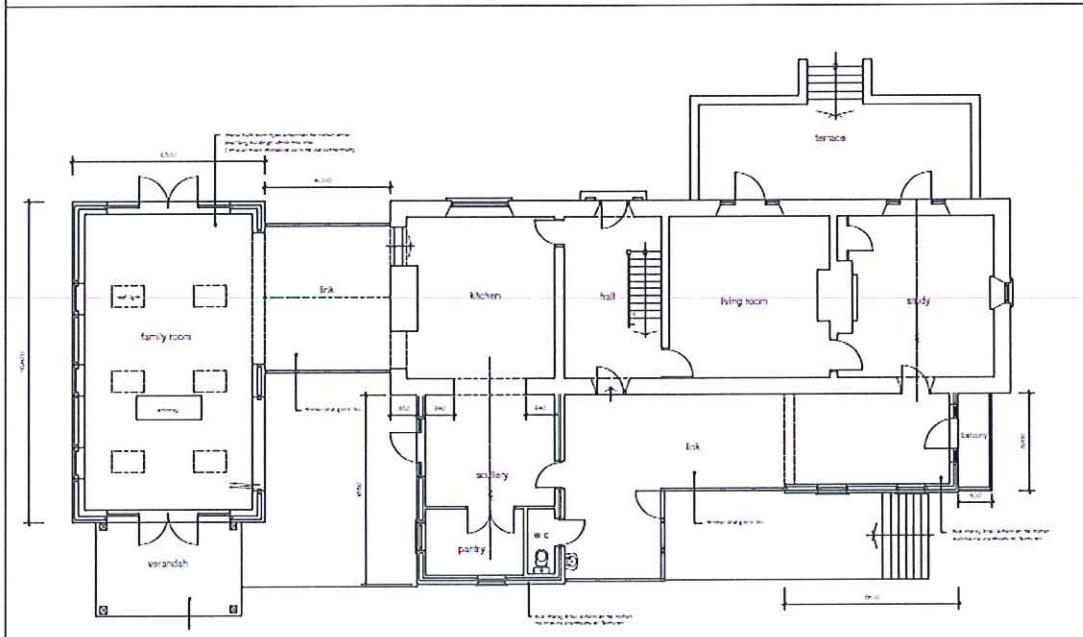
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Existing Ground Floor

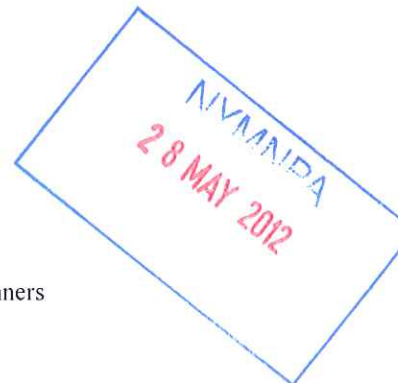


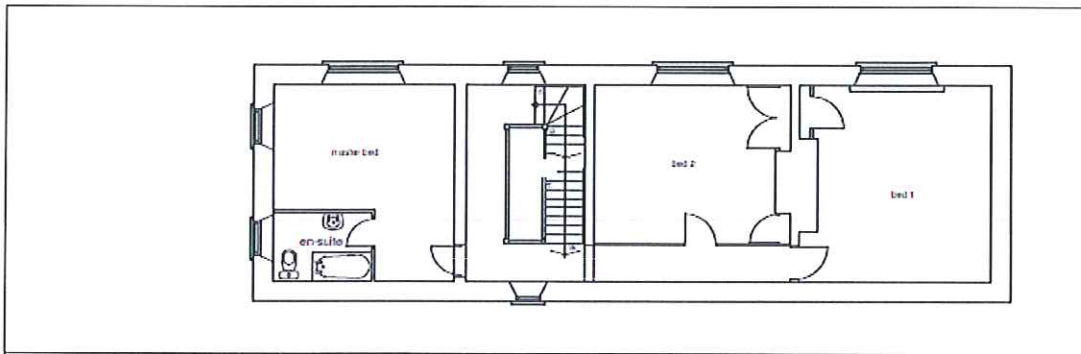
Proposed Ground Floor

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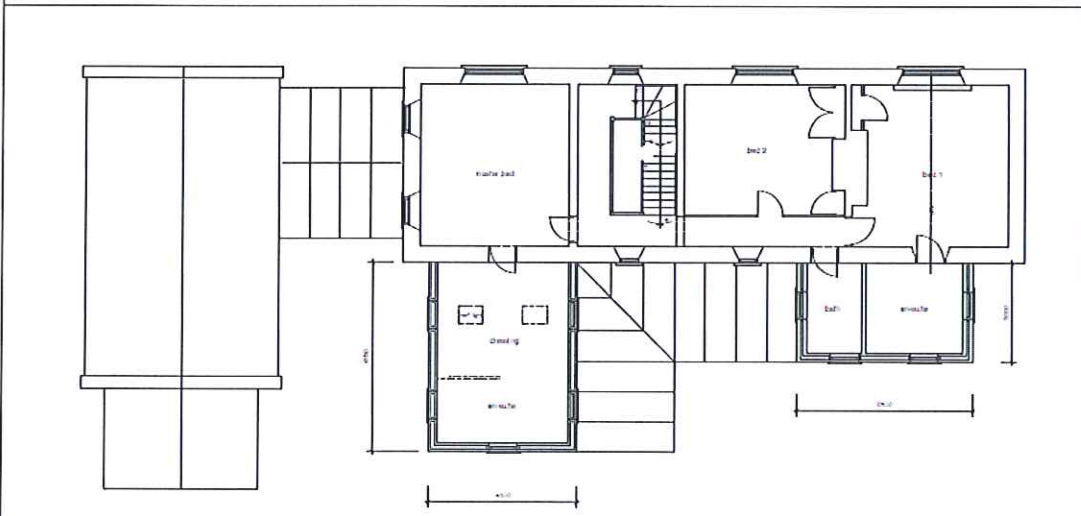
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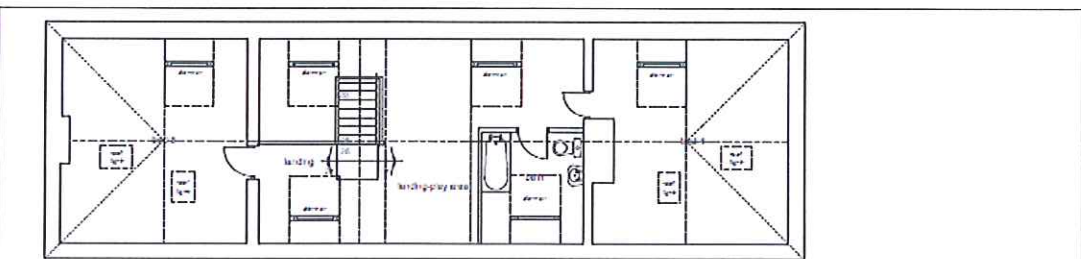




Existing first floor



Proposed First Floor



Existing second / attic floor

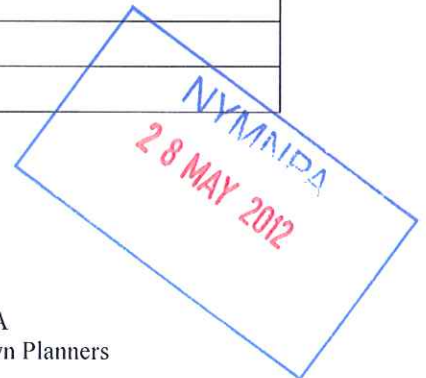
No change

Proposed second / attic floor

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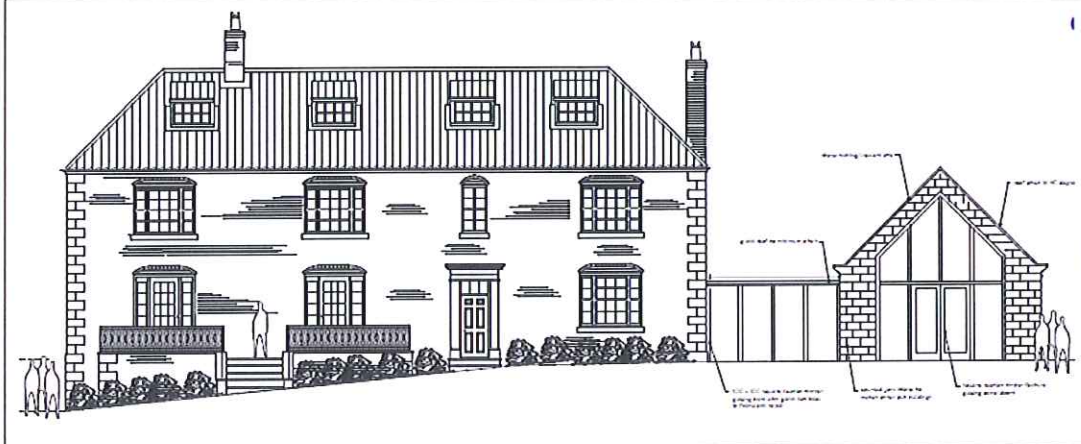
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Existing front elevation – following insertion of dormers.



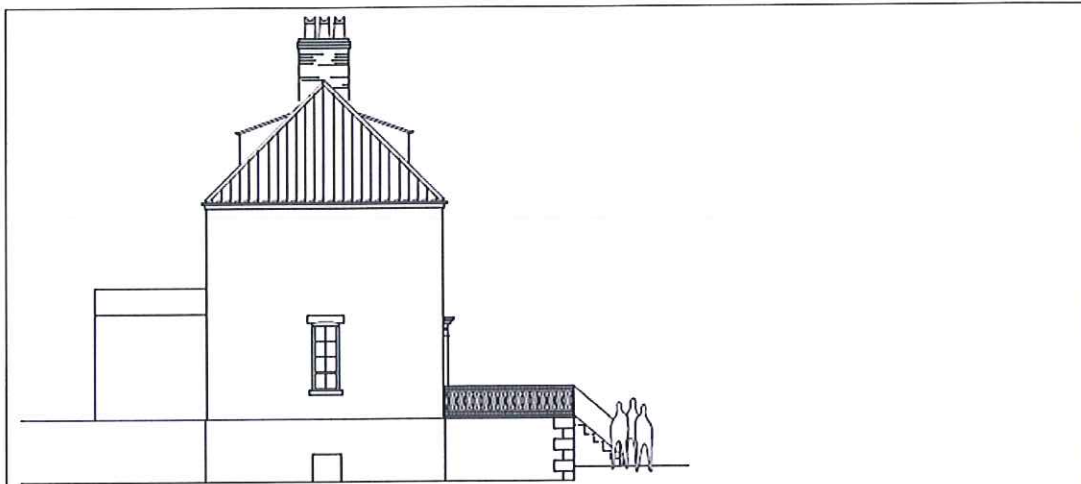
Proposed front elevation

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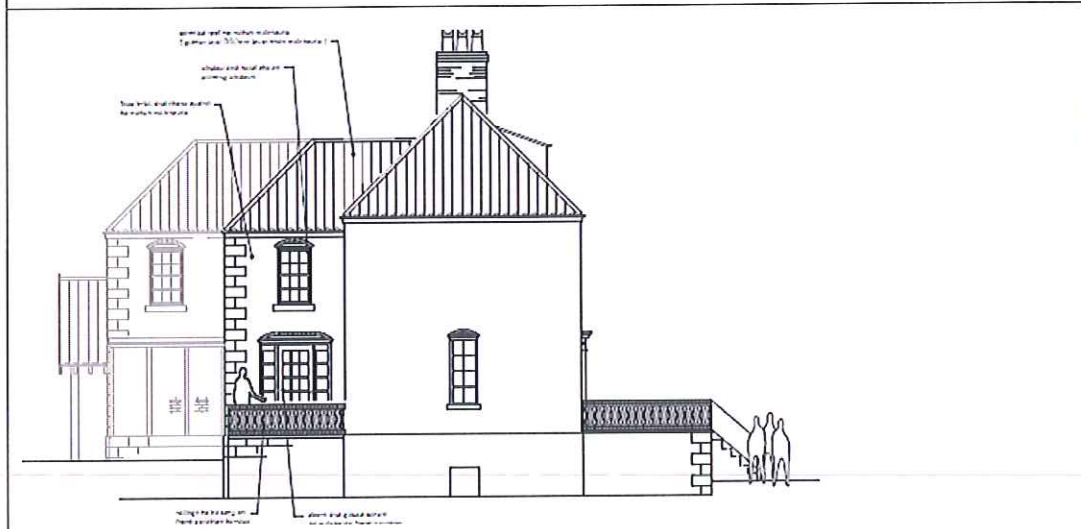
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Existing side elevation



Proposed side elevation

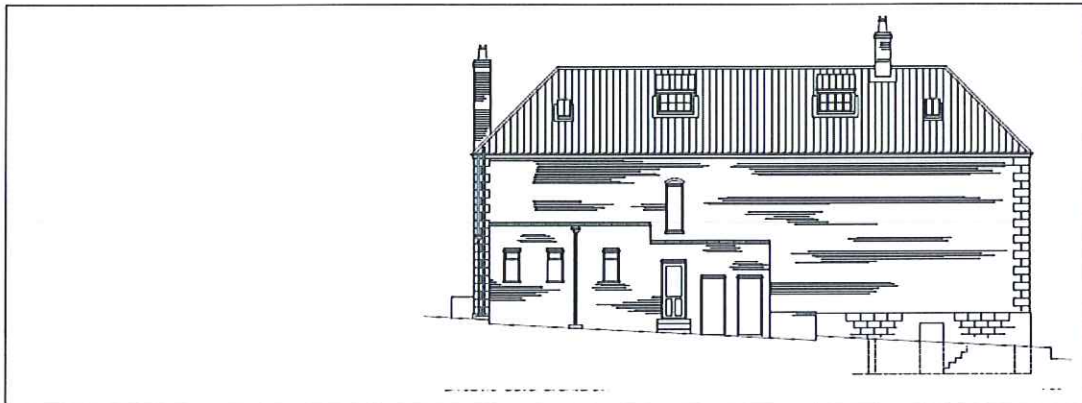


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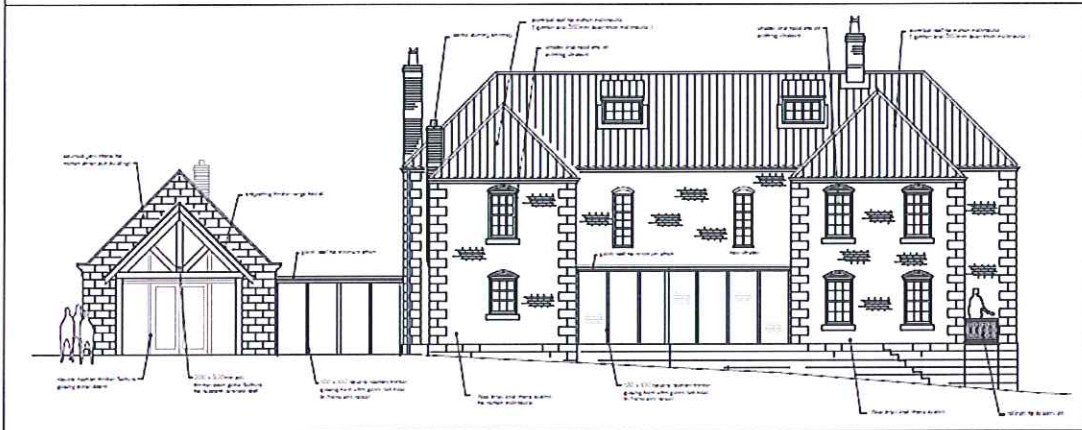
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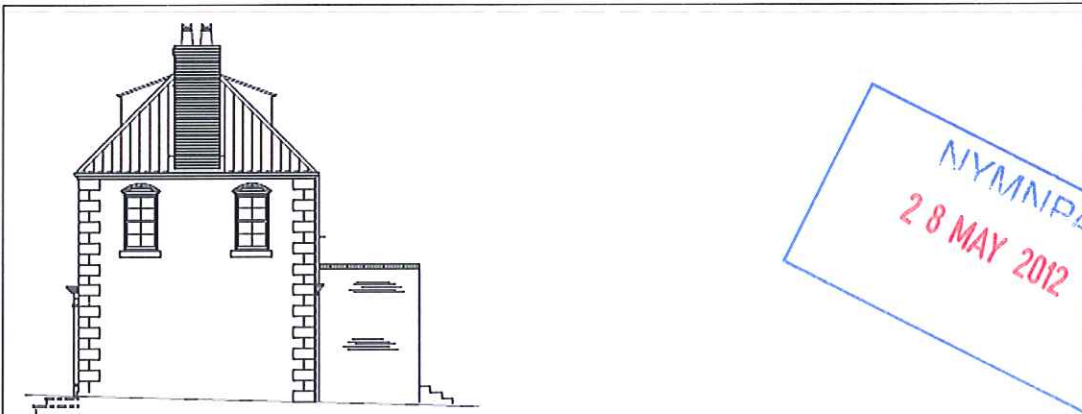




Existing rear elevation



Proposed rear elevation



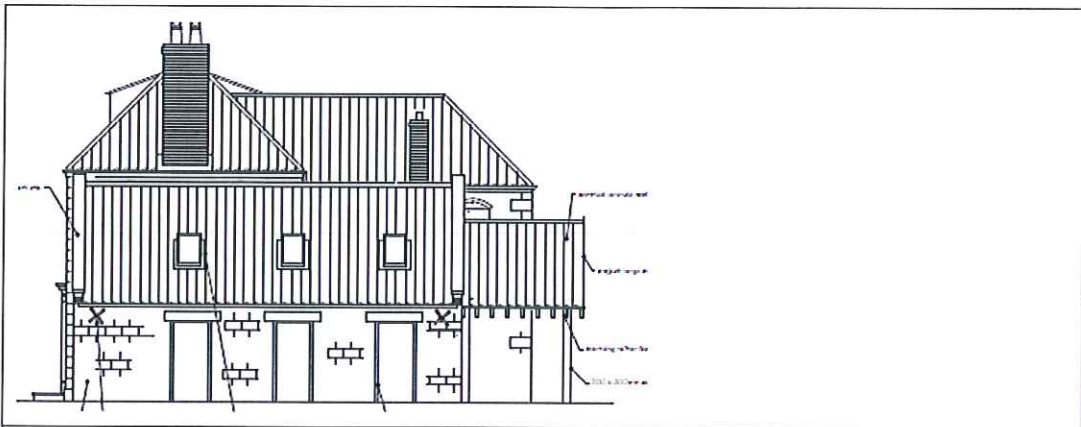
Existing side elevation

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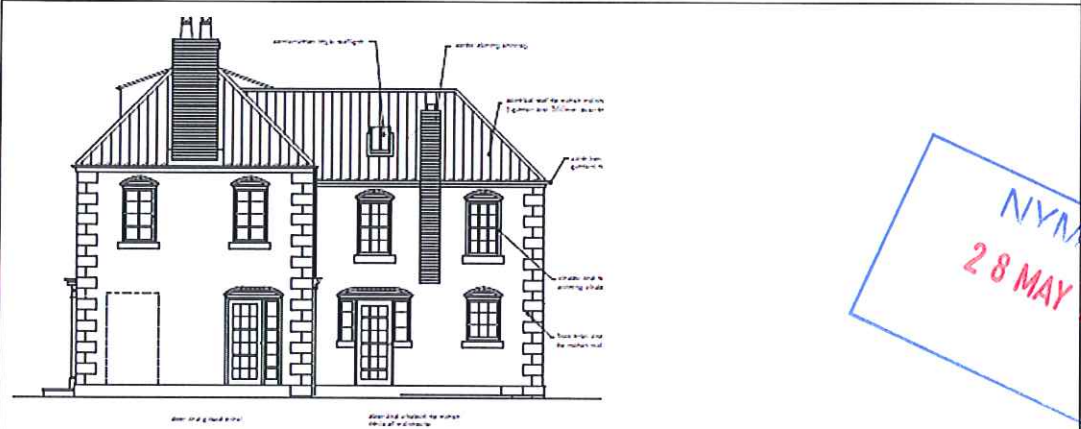
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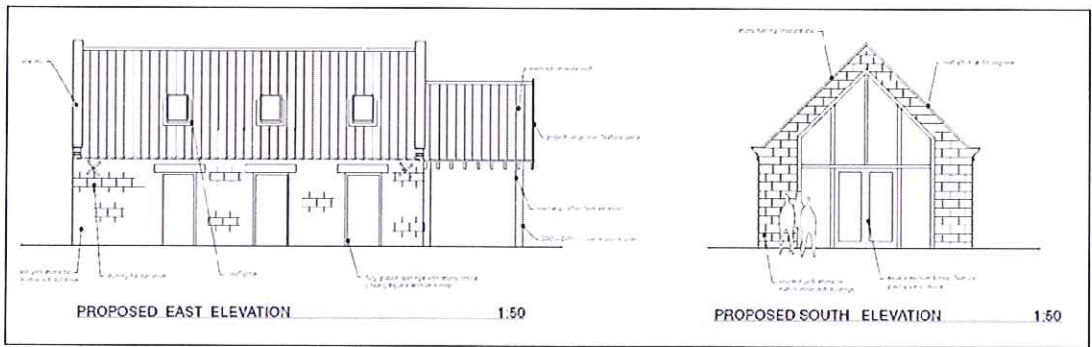


Proposed side elevation with family room



Proposed side elevation without family room

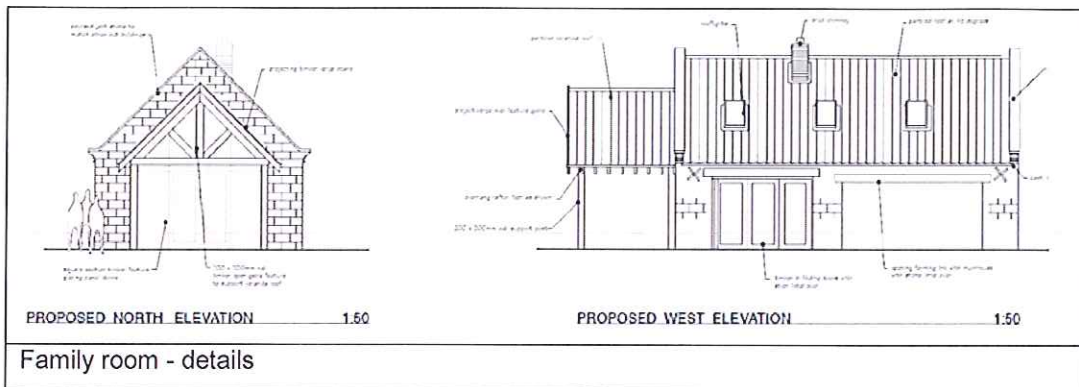
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- 4.3.15 The extension has three parts. At the rear there are two two storey pitched roof extensions. These are linked at ground floor level by a glazed link. These replace the existing, brick, flat roofed extension. The design of the two storey elements reflects the design of the host dwelling. The single storey link is contemporary, but visually very lightweight.
- 4.3.16 At the side of the dwelling there is a single storey flat roofed glazed structure.
- 4.3.17 This will form a link to a "detached" single storey building which will be used as a family room.
- 4.3.18 Discussions have taken place with the Planning Officer who has commented;

I have looked carefully at the plans in relation to the previous scheme, and think you have come up with a proposal that overcomes the previous concerns expressed by Members and the Planning Inspector.

However, there are a couple of amendments regarding the detail that I would request, so that I would be comfortable with making a recommendation of approval. I am hoping that from your point of view, they are quite minor.

Firstly, the depth of the larger 2 storey extension shouldn't be deeper than the existing gable of the house, as this is over-dominating - which would mean reducing its depth by 1 metre.

In terms of the family room, I am concerned regarding the overall height and massing of this building. I presume the height is to create a really open and airy room. However, the ridge height shouldn't exceed the eaves height of the host dwelling - again because it would be over-dominating. Consequently, I would suggest that the ridge

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(and eaves?) height be reduced by about 0.5m. The building is also very long, and I would suggest that perhaps the proposed veranda could be of a different design and perhaps of a more lightweight structure (maybe a lean-to or still a pitched gable but narrower and lower than the rest of the building), in order to break up its massing.

- 4.3.19 The currently submitted plans take these comments into account.
- 4.3.20 The applicants believe that the amended proposal successfully achieves their personal objective of a dwelling which meets the needs of their family, extensions which respect and echo the existing dwelling, and, due to the glazed links, add modern elements to illustrate the historical progression of the building.
- 4.4 Effect on road safety
- 4.4.1 This is an existing dwelling. The proposal will not result in increased traffic or the loss of parking or turning facilities.
- 4.4.2 The proposal will not have any adverse effect on road safety.
- 4.5 Accessibility
- 4.5.1 If this was a proposal for a new dwelling, it would be regarded as performing poorly in terms of accessibility. However, it is a proposal to alter and extend an existing dwelling. Accessibility is not, therefore, an issue.
- 5.0 Conclusion
- 5.1 The applicants wish to create a family dwelling for their own occupation.
- 5.2 The amended scheme takes account of the concerns previously raised by the Authority and the Inspector, and the more recent suggestions of the planning officer.
- 5.3 The proposed development achieves a high quality of design which accords with the Core Strategy and NPPF.
- 5.4 The Planning Authority is respectfully requested to grant permission.

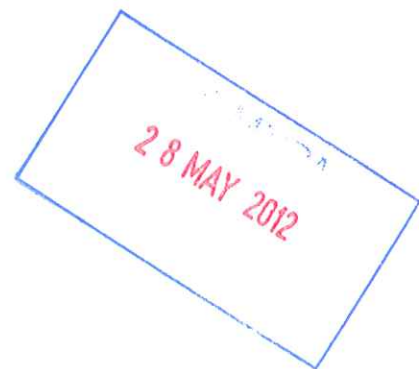
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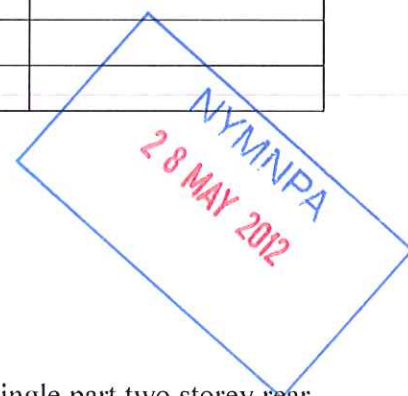
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**Appendix**

A List of Submitted Drawings

Number	Document	Submitted	Comment
	Application statement	25/05/2012	
	Location plan	25/05/2012	
0312 NH 01	Existing site plan	25/05/2012	
0312 NH 02	Existing ground floor plan	25/05/2012	
0312 NH 03	Existing first and second floor plans	25/05/2012	
0312 NH 04	Existing elevations 1	25/05/2012	
0312 NH 05	Existing elevations 2	25/05/2012	
0312 NH 06	Proposed site plan	25/05/2012	
0312 NH 07	Proposed ground floor plan	25/05/2012	
0312 NH 08	Proposed first floor plan	25/05/2012	
0312 NH 09	Proposed elevations 1	25/05/2012	
0312 NH 10	Proposed elevations 2	25/05/2012	
0312 NH 11	Proposed family room	25/05/2012	



**B Site History**

NYM/2010/0176/FL

Refused 24-05-2010

construction of single storey contemporary side extension and part single part two storey rear contemporary extension together with insertion of 6 dormer windows and raised front terrace

NYM/2010/0238/FL

Moorgate Lees Farm, Hawkser  
May 2012

David K. Hickling BSc Dip TP MRTPI  
Patrick J. Gray Dip TP MRTPI  
Christopher C Kendall Dip TP MRTPI

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Approved with Conditions 08-06-2010

conversion of outbuildings to form home office/studio (Use Class B1)

NYM/2010/0464/FL

Approved with Conditions 19-07-2010

change of use of agricultural land and buildings to form part of the domestic curtilage together with alterations and extensions to main farmhouse

NYM/2010/0823/FL

Refused 15-12-2010

construction of single storey side extension and part two storey part single storey rear extension (revised scheme to NYM/2010/0176/FL)

Appeal dismissed



Moorgate Lees Farm, Hawkser  
May 2012

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