

North York Moors National Park Authority

Scarborough Borough Council (South) Parish: Darncombe-Cum-Langdale End	App Num. NYM/2012/0618/FL
---	----------------------------------

Proposal: Construction of garage with storage space below (part retrospective)

Location: 5 Darncombe Bungalows, Langdale End, Scarborough

Applicant: Mr Nigel Collins, 5 Darncombe Bungalows, Langdale End, Scarborough,
North Yorkshire, YO13 OLJ

Date for Decision: 25 October 2012

Grid Ref: SE 493279 491317

Director of Planning's Recommendation

Approval subject to the following conditions:

1. PLAN01 Strict Accordance With the Documentation Submitted or Minor Variations - Document No.s Specified
2. HWAY17 Garage Conversion to Habitable Room
3. MATS00 The external wood finish of garage hereby permitted shall be dark brown timber shiplap boarding to match the existing house. The garage door and roof covering of the garage shall be coloured dark brown or dark grey and thereafter so maintained.

Reasons for Conditions

1. 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.
2. In accordance with NYM Development Policy 23 and to ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity the development.
3. 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.

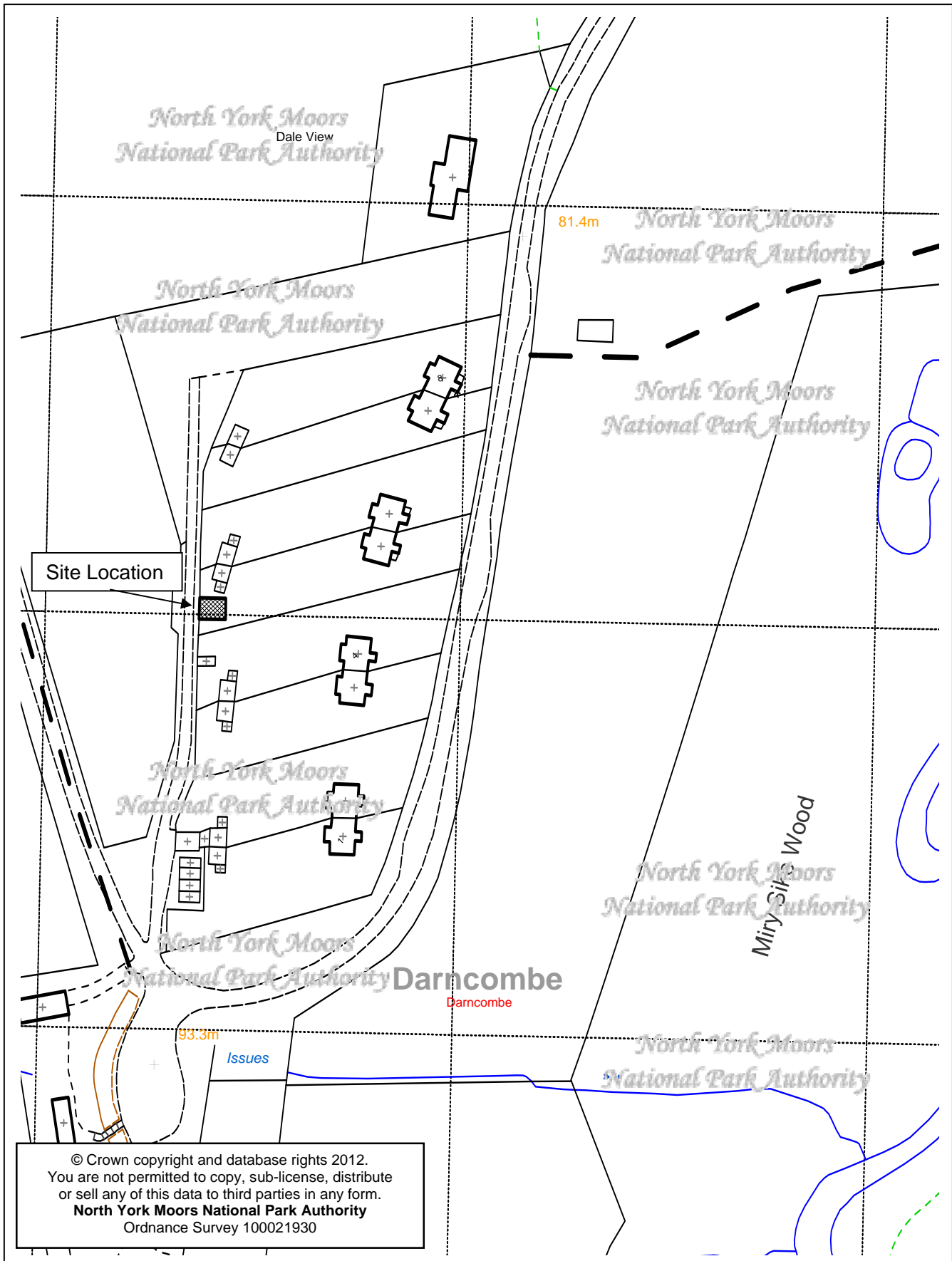
Consultations

Parish - No objections.

Highways -

Forestry Commission -

Site Notice Expiry Date - 10 October 2012.



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

Application No:
 NYM/2012/0618/FL

Scale: 1:1250



Application No: NYM/2012/0618/FL

Others - Mr & Mrs Pither, 4 Darncombe Bungalows, Langdale End - Object for the following reasons:

- On the Authority's website it states "Planning helps to ensure that development maintains the special nature of the area and provides needs of people who LIVE and work here and for those who come to enjoy this beautiful landscape".
- The view from our window where we live will be blocked by an ugly building.
- We have to protect our only investment which is our home and this garage, which is an eyesore, will devalue it.
- We had no objections to next door having a garage but why can they be allowed to change it to the height that it is? Surely they should be made to stick to the approved plans.

Background

This application relates to a modest, semi-detached property in the small hamlet of Darncombe comprising of around nine properties, which are all of similar design with dark stained shiplap boarding to the exterior and steep roofslopes. The properties occupy substantial plots on rising ground with vehicular access to the rear along a single track.

This application seeks planning permission (part retrospective) for a detached garage to the rear of the garden alongside the rear access track. The garage would measure 5 metres wide by 6.1 metres deep with an eaves and ridge height of 2.2 metres and 3.25 metres respectively above the level of the access track. However given the steeply sloping rear garden, which slopes down to the main dwelling from the rear access track and site of the proposed garage, the garage would have an eaves and ridge height of 4.5 metres and 5.55 metres respectively above the ground level. It is proposed to utilise this space under the garage as a store. The building would be clad in dark stained shiplap boarding.

Planning permission was previously granted in February 2008 for a conservatory to the side elevation of the dwelling along with a detached garage in the rear garden with access along the rear track. The conservatory has been built and work has commenced on the garage. However the garage presently being built differs to that approved insofar as the approved plans showed a level site and failed to take account of the steeply sloping ground levels and as such planning permission is being sought to rectify the situation.

Main Issues

Development Policy 19 of the NYM Local Development Framework is supportive of proposals for development within the domestic curtilage provided that the scale, height, form, position and design would not detract from the setting of the original dwelling and it would not adversely affect the residential amenity of neighbouring occupiers or result in inadequate levels of amenity for the existing dwelling.

Given the steeply sloping nature of the site some form of retaining structure for the rear wall of the garage was inevitable and the approved plans were somewhat misleading in that they showed a level site which it clearly is not.

The resulting height of the proposed garage will be no different to that previously approved however to cope with the sloping ground the rear wall will have to extend down a further 2.3 metres below the garage floor to reach the existing ground level. This will result in a gable elevation facing the host dwelling of 5.55 metres to the ridge measured from the ground.

Application No: NYM/2012/0618/FL

Main Issues (continued)

The garage is located to the rear of the existing properties, alongside the rear access track and some 30 metres from the nearest neighbour. There are also other similar structures in the locality all clad with dark stained shiplap boarding. It is considered that once the garage is built and clad in similar materials this will help to soften its impact; at present the light colour of the blockwork structure makes it more prominent.

It will be visible from the neighbouring properties but given the distances involved, the surrounding vegetation and nature of the use (domestic garage/store) it is not considered that the development would have an adverse impact in terms of overshadowing or loss of privacy to the neighbouring residents.

In longer distance views the garage will be seen against the backdrop of rising land and in the context of a range of buildings in the hamlet such that it is not considered it would have an adverse impact on the visual amenity of the wider landscape of this part of the Park.

In view of the above, approval is recommended.

Reason for Approval

It is considered that the proposed garage, given its proposed design and materials, the nature of the boundary treatment and the existence of similar neighbouring structures, would not have a detrimental effect on the character and appearance of the locality or the wider landscape, and would not have a detrimental impact on the amenities of the neighbouring properties in accordance with Development Policy 19 of the NYM Local Development Framework.