

North York Moors National Park Authority

Scarborough Borough Council (North) Parish: Egton	App Num. NYM/2013/0010/NM
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Proposal: Non material amendment to planning approval NYM/2012/0200/FL to allow the siting of a larger timber shed

Location: The Old Mill, Broom House Lane, Egton Bridge

Applicant: Mr & Mrs David Simons, The Old Mill, Broom House Lane, Egton Bridge, Whitby, North Yorkshire, YO21 1UZ

Date for Decision: 01 February 2013

Grid Ref: NZ 480228 505211

Director of Planning's Recommendation

Approval subject to the following provision:

- 1 PLAN00 Notwithstanding the details of the approved plans to NYM/2012/0200/FL, this permission permits the change to allow the erection of a larger garden shed. The development shall accord in all other respects with the approved plans and imposed conditions on planning permission NYM/2012/0200/FL.

Consultations

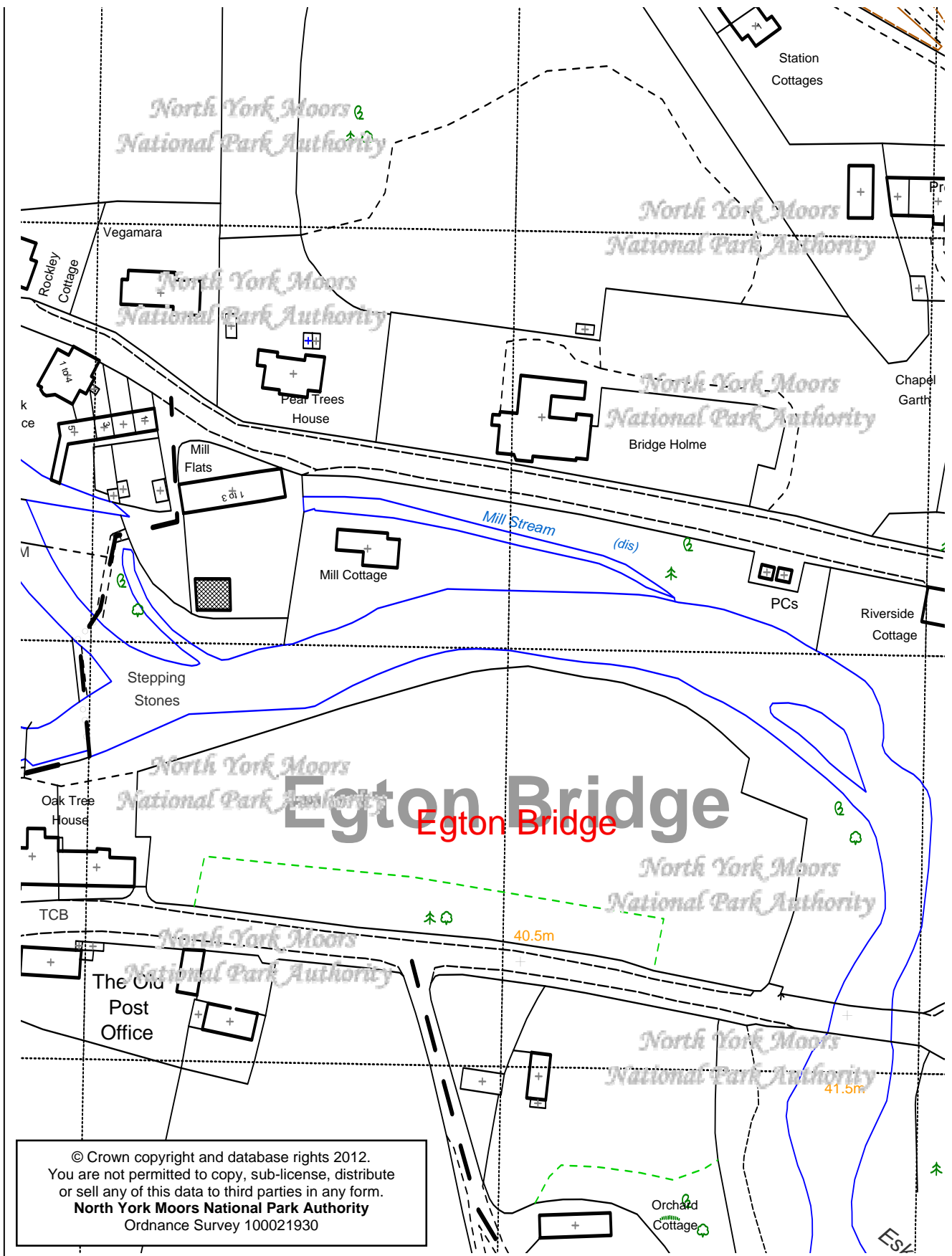
Parish -

Others - Sir George and Lady Susan Sweeney, 12 Red Lane, Appleton, Warrington - Objects to the proposed revised scheme due to the large size of the proposed shed and the fact that it will be 2.5 metres in height meaning that it will be higher than the boundary fence and obscure public views of the river from the surrounding embankment area and Esk Terrace. This change will have a detrimental impact on the visual amenity of the area and the natural beauty of the location.

Background

Egton Mill, known formerly as Mill Flats, is located in the centre of Egton Bridge, adjacent to the River Esk. The building is not listed but is a large building in a prominent location within the village Conservation Area. A Public Right of Way passes to the west of the site.

The site's planning history dated from 1949 when permission was granted for the Mill's conversion to form three estate worker's dwellings. Various permissions were granted in the 1950s for extensions and freestanding buildings in connection with the estate sawmill and offices. Permission was refused in 1992 for an elaborate scheme to convert the building into four dwellings. In August 1997 permission was granted for a four dwelling scheme, that scheme envisaged three car spaces in the front garden off a central drive and retained two informal spaces for neighbours. In 2012 an application was approved to allow an amendment to a condition attached to an earlier consent to allow the use of the annexe as holiday accommodation. The application also proposed the erection of a garden shed in the rear garden of the property and the formation of a car parking space to the front of the property.



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Application No:
 NYM/2013/0010/NM

Scale: 1:1250



The Government Standard

Application No: NYM/2013/0010/NM

Background (continued)

The current application is for an amendment to the 2012 approval to allow the erection of a larger shed than that previously approved. The revised shed would measure 4.88 metres by 2.4 metres with eaves at 2 metres and ridge height at 2.5 metres. The shed as approved measured 3.66 metres by 2.44 metres and an overall height of 2.12 metres.

Main Issues

The main issues are whether the proposed development will preserve and enhance the character and appearance of the Egton Bridge Conservation Area and whether the proposed development will have any detrimental impact on residential amenity in the vicinity of the application site.

Policy

Core Policy G of the NYM Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Conservation Areas.

Development Policy 4 of the NYM Local Development Framework seeks to ensure that development within or immediately adjacent to a Conservation Area either preserves or enhances the character and appearance or setting of the area and that the scale, proportions, design and materials respect the existing architectural and historic context with particular reference to traditional buildings, street patterns, the relationship between buildings and spaces and views into and out of the area.

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.

Residential Amenity

The current application proposes a shed larger than that originally proposed. The proposed shed is commensurate in terms of size and form with the wider site. The proposed change in the scheme will not result in any significant impact on neighbouring amenity in terms of daylighting, overshadowing or privacy.

The erection of the garden shed as now proposed would have little detrimental impact on residential amenity in the locality.

Character and Appearance of the Conservation Area

The proposed shed is not readily visible from any public space within the Conservation Area. The increase in height will mean that the shed protrudes above the boundary fence by approximately 0.5 metres which is approximately 2 metres in height. The shed is a relatively standard domestic shed. The proposed shed is not considered to have a detrimental impact on the character or appearance of the Conservation Area.

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Conclusion

The proposed change to the size of the shed previously will have little detrimental impact on the character or appearance of the building, residential amenity in the vicinity of the property or the character and appearance of the Conservation Area.

Approval is recommended.

Explanation of how the Authority has Worked Positively with the Applicant/Agent

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Reason for Approval

The proposed development will have no detrimental impact on the character or appearance of the Conservation Area or residential amenity and is considered to accord with the provisions of Core Policy G and Development Policies 4 and 19 of the NYM Local Development Framework.