

## North York Moors National Park Authority

<b>Scarborough Borough Council (South)</b> <b>Parish: Staintondale</b>	<b>App Num. NYM/2014/0635/FL</b>
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**Proposal:** Erection of a garage/store (part retrospective)

**Location:** Wykewood, Downtdale Road, Staintondale

**Applicant:** Mr Greg Braithwaite, Hollowgate Farms Limited, Hollowgate, Main Street, Cadeby, Doncaster, South Yorkshire, DN5 7SW

**Agent:** Greg Braithwaite Associates, Hollowgate, Main Street, Cadeby, Doncaster, South Yorkshire, DN5 7SW

**Date for Decision:** 27 November 2014

**Grid Ref:** SE 500319 497641

### 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. RSUO03 Domestic Outbuildings - No Conversion to Accommodation - Outside Villages
4. GACS07 External Lighting - Submit Details
5. MATS13 Roof Tiles to Match Existing
6. MATS00 The external timber cladding of the building hereby approved shall be coloured either dark brown or dark grey and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7. MATS72 Black Coloured Rainwater Goods
8. RSUO00 Within three months of the date of substantial completion of the garage the storage container shall be removed from the site and thereafter no container shall be sited within the curtilage.
9. MATS00 No work shall commence on the installation of any garage doors in the development hereby approved until full details of the proposed garage doors have been submitted to and approved in writing by the Local Planning Authority.

#### Reasons for Conditions

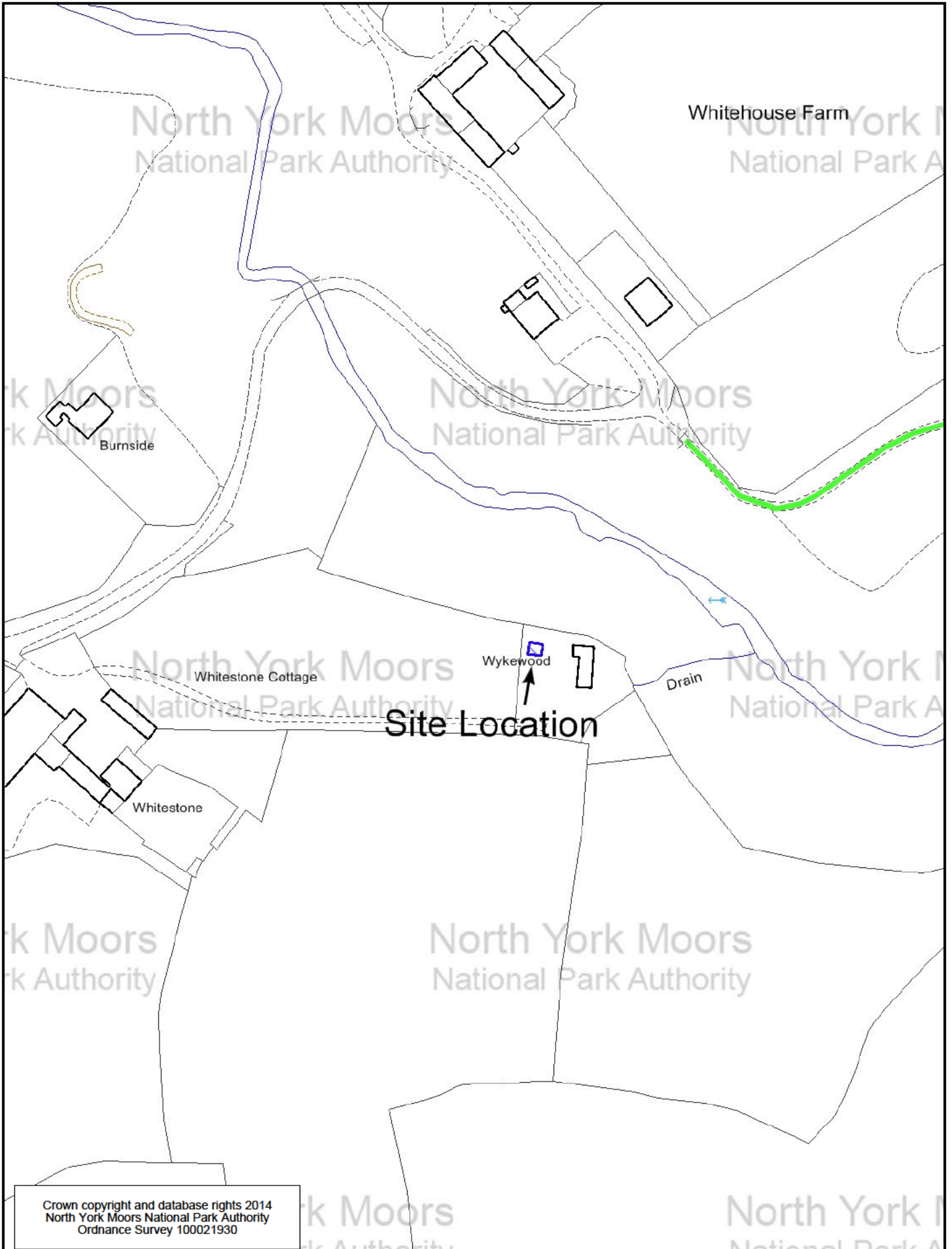
1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
- 2 & 8. For the avoidance of doubt and to ensure that the details of the development comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to conserve and enhance the 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 not normally be permitted in line with NYM Core Policies B and J and would be likely to adversely affect the amenities of existing and future occupiers of the site.
4. 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.



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**Reasons for Conditions (continued)**

5. 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.
- 6, 7 & 9. 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 -****Highways -** No objections**Site Notice Expiry Date -** 3 November 2014.

**Others - Mr Chris Irvine, Whitestone, Downdale Road, Staintondale -** The garage is set very high relative to the house and the eaves level is higher making it seem to dominate the property. The window on the west elevation seems unnecessary given the large open front of the building. External lighting could cause light pollution if it comes on automatically at dusk as it does on the main house. The garage is already substantially complete.

**Background**

Wykewood bungalow is a modern, natural stone (limestone) bungalow under red pantile roof, located in a relatively isolated position off Downdale Road on the edge of Staintondale. The property is accessed via a track leading downhill from the adjoining farm; Whitestone Farm where it is well screened on two sides by mature woodland. The existing bungalow is currently under renovation and alteration.

Planning permission was granted in 2013 for a fairly substantial single storey stone built extension to the front to replace the very plain conservatory which was in poor condition together with a new conservatory (to the side) under a solid roof using a natural clay pantile roof which the applicants used over the entire dwelling (removing the low quality concrete tiles). The proposal also includes cast iron rainwater goods and the construction of a substantial external chimney stack to the rear of the property in red brick. Works to implement this permission continue.

This application seeks full planning permission for the erection of a double open fronted garage with store. The garage is proposed to be constructed from a green oak frame with wavy lap horizontal boarding under a natural clay pantile roof to match the host property. It is positioned immediately to the west of the bungalow and set back, in line with the rear elevation. Previously the west elevation was the front elevation of the property but the orientation of the dwelling has altered as a result of the approved extensions and alterations. The south facing elevation would now be considered as the principle elevation and as such, the garage is proposed for the side of the house.

The garage is partially constructed but the applicant has been advised by Officers to cease work.

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**Main Issues**

The main issues are considered to be whether the proposed garage is of a scale, height, design, materials and position which does not harm the setting of the main dwelling or the amenities currently enjoyed by the host or nearby properties.

**Policy Context**

The relevant NYM Local Development Framework Policies are Development Policy 3 (Design) and Development Policy 19 (Householder Development) together with the advice contained within Part 2 of the Authority's adopted Design Guide in relation to garages and outbuildings.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, layout and density of development preserves or enhances views into and out of the site; that the scale, height, massing, materials and design are compatible with surrounding buildings; that the standards of design details are high and complements that of the local vernacular; good quality sustainable design and construction techniques are incorporated; that there is satisfactory landscaping and that the design takes into account the safety, security and access needs for all potential users of the development.

Development Policy 19 states that proposals for 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, or that of the existing dwelling.

The Authority's adopted Design Guide is used to add further detail to the development policies and forms part of the Local Development Framework. It is a material consideration in the determination of planning applications.

Whilst traditionally a range of small outbuildings are common with older properties, garages are a relatively recent innovation which require careful consideration in terms of siting and design so as not to spoil the character and setting of the main dwelling. Garages should be subservient to the main dwelling and be located unobtrusively, attached or close to the side or rear of the main dwelling. On some occasions it may be more appropriate to construct a free standing garage elsewhere at the site so as not to prejudice the setting of the house. With careful siting outbuildings can be used to create attractive and useable outdoor spaces especially when grouped with traditional walls and hedges. Double width doors and up-and-over metal doors can appear out of scale with other openings at the site. Single width, side hung and vertically boarded timber doors set in reveals are more appropriate to the vernacular of the National Park.

**Siting, Design and Materials**

The proposed garage is positioned in a prominent position on the approach to the property but due to its size, scale, materials and position level with the rear of the dwelling, is not considered to be harmful to the setting of the host property. Wykewood is a modern bungalow which is not of typical design or proportions for its National Park location. As it is a modern property, a garage would not be unexpected and the detached position coupled with the lightweight timber materials creates a visual break, resulting in a clearly subservient and utilitarian building.

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**Siting, Design and Materials (continued)**

The comments raised by the neighbour in respect of the position and height of the building are noted. The site is gently sloping with the house at a lower level than the garage and as such, a further plan has been requested from the applicant accurately showing the relationship between the proposed garage and dwelling to allow further consideration of this point. The applicant has stated that the height of the new building will not be greater than the height of the existing cottage (at either eaves or ridge) and a drawing will be submitted in due course.

The proposed green oak frame and timber cladding ensures that the building is of a lightweight, subservient appearance and the open front ensures that the structure follows the advice contained within Part 2 of the Authority's Design Guide.

The applicant has provided additional drawings in response to Officer requests and has commented in response to the points raised by the neighbour.

The additional drawing shows the proposed garage in the context of the existing dwelling and shows an eaves height of 2.1 metres and an overall height of 3.9 metres. Ordinarily, this would produce a smaller building in comparison to the cottage. However, the site is gently sloping and taking into account the 300mm difference between the proposed garage and finished floor level of the existing cottage, this means that the eaves height and ridge heights for both buildings will match as shown on the submitted drawing.

The applicant has also stated that the ground beneath the new garage/store has not been built up; it has in fact been reduced in level to accommodate the aligned rooflines.

In response to the neighbour's comments, the applicant has confirmed that they have no particular plans for external lighting other than what one would normally expect for practical use at night. The window has been included to allow flexibility in the future. For example, it would provide natural light in the event the left hand side was converted into a more secure workshop/store in the future. It is though nearly 150 metres away from any other property and almost completely screened from view.

Finally, the container is for the temporary storage of the oak frame and other building materials and tools. As soon as the new garage/store is completed and the existing driveway reinstated, it will be off-hired and removed from site.

**Recommendation**

The proposed garage is considered to be in a location and of a size, scale, design and materials which is compatible with the host property and its setting. By virtue of the distance from the neighbouring property, the proposed garage would not be harmful to the residential amenities currently enjoyed by neighbouring occupiers and approval is therefore 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.