

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Newby and Scalby

Application No. NYM/2016/0030/FL

Proposal: demolition works and construction of two storey extension and raised decking, extension of existing driveway and creation of parking area together with change of use of land to form a manege

Location: High Croft, Suffield Hill, Hay Lane, Scalby

Decision Date: 24 March 2016

Consultations

Parish -

Highways - No objection.

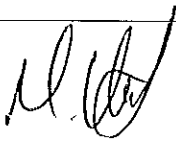
Environmental Health Officer -

Site Notice Expiry Date - 15 March 2016.

Director of Planning's Recommendation

Approval subject to the following conditions:

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| 1. | TIME01 | The development hereby permitted shall be commenced before the expiration of three years from the date of this permission. |
| 2. | PLAN02 | The development hereby approved shall be only carried out in strict accordance with the detailed specifications and plans comprised in the application hereby approved or in accordance with any minor variation thereof that may be approved by the Local Planning Authority. |
| 3. | RSUO00 | There shall be no commercial use of the manege hereby permitted and it shall be used only for the horses kept for hobby/domestic purposes ancillary to the occupation of the property known as High Croft and for no other purpose unless a separate grant of planning permission has first been obtained from the Local Planning Authority. |
| 4. | GACS07 | No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity. |
| 5. | MATS10 | The brickwork and roofing tiles of the development hereby permitted shall match those of the existing building unless otherwise agreed in writing with the Local Planning Authority. |


24 - March - 2016.

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Informative

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| 1. | MISCINF01 | All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228. |
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Reason for Conditions

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| 1. | TIME01 | To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended. |
| 2. | PLAN01 | 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. | RSUO00 | In order to comply with NYM Development Policy 19 which seeks to ensure that proposals for equestrian facilities are well related to a domestic curtilage and to enable the Local Planning Authority to control any commercial use of the equestrian facilities which could give rise to conditions detrimental to the special qualities of the National Park and the residential amenities of adjoining occupiers which would be contrary to NYM Core Policy A. |
| 4. | GACS01 | 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. |
| 5. | MATS01 | 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. |

MA

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Background

High Croft lies to the north of Suffield Hill within a small group of dwellings occupying long narrow plots on the outskirts of Scalby. The site comprises a detached red brick under Rosemary tile two storey dwelling set approximately 50m back from the road and a further 30m back from the dwelling as a large agricultural style building which is currently used for the stabling of horses and associated feed and bedding storage.

This proposal seeks full planning permission for the construction of a two storey rear extension to the house (incorporating a raised area of decking) together with the creation of an outdoor all weather riding arena, sited in the paddock immediately north-east of the out building.

The extension to the house measures approximately 8.4metres wide and projects from the rear elevation by approximately 4.3 metres. The eaves level would match that of the main dwelling but the twin-gable design keeps the ridge of the extension approximately 0.4m lower than the host. The extension is proposed to be constructed using matching materials and would provide an additional reception room and en-suite to existing bedroom at ground floor with two further bedrooms above.

The proposed riding menage would be sited immediately to the rear of the existing building and measures 20m by 37m coving an area of the field which is prone to poaching by the applicant's horses. It is proposed to be surfaced using a mixture of sand and rubber.

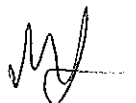
Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document 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.

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 of the LDF relates to householder development and seeks to ensure that proposals for development affecting a property or within the domestic curtilage does not adversely affect the character of the host property or the amenities of neighbouring occupiers. In the case of domestic equestrian applications, new facilities associated with the keeping of horses for recreational purposes will only be supported where they are closely associated with the domestic curtilage.

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 therefore carries statutory weight and is a material consideration in the determination of planning applications.



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Part 2 of the Authority's adopted Design Guide (Extensions and Alterations to Dwellings) states that although rear extensions may have less impact on the streetscene, care must be taken to ensure that the mass of the extension does not adversely impact on the space about the dwelling or neighbouring properties; especially in terms of overshadowing, loss of privacy and outlook for semi-detached or terraced dwellings.

The main issues are therefore considered to be whether the proposed extension is compatible in terms of scale and design with the host property; whether the proposed all weather arena has a close association with the domestic curtilage and whether either proposals would result in an unacceptable impact on the amenities of neighbouring occupiers.

The proposed extension to the main house are considered to be of a scale which is compatible with the host property and in a position which has least impact on its existing architectural character. Although reasonable substantial, the design of the extension incorporates features which are recommended by the Authority's Design Guide such as, lower ridge height, a twin-gable which reduces massing and is narrower in width, all of which ensure the original building remains as the dominant form. The property is set a significant distance from the road and is at a lower level so public views of the property are minimal. Neighbouring properties are also significant distances away and all boundary treatments are mature, ensuring good levels of privacy. Although large expanses of raised decking are often resisted in the National Park, it is considered that by reason of the hidden location and association with a modern property, the decked area is considered to be a suitable solution, providing some outdoor amenity with level access to the property.

The proposed manege would span the width of the paddock and be parallel with the existing combined stable and store building. Public views would be exceptionally limited and nevertheless, the siting of the manege is considered to comply with requirements of Development Policy 19 insofar as it is closely associated with existing buildings.

The Highway Authority has registered no objection to the proposal and no other comments have been received. Therefore, in view of the above, 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.

