

# North York Moors National Park Authority

Borough: Scarborough Borough Council  
Parish: Cloughton

Application No. NYM/2016/0122/FL

Proposal: construction of domestic workshop/store/car port

Location: Moorside House, Whitby Road, Cloughton

Decision Date: 15 April 2016

## Consultations

Parish - No objection.

Highways - No objection.

Site Notice Expiry Date - 09 April 2016.

## Director of Planning's Recommendation

Approval subject to the following conditions:

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	The development hereby permitted shall be used for domestic storage and hobby space incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no alteration or conversion of the building hereby permitted to permanent residential accommodation and any such use or alteration will require a separate grant of planning permission 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.	MATS19	The external surface of the roof of the building hereby permitted shall be coloured and thereafter maintained <b>dark grey</b> and shall be maintained in that condition in perpetuity unless otherwise be agreed in writing with the Local Planning Authority.
6.	MATS00	The external timber cladding of the building hereby approved shall either be stained dark brown or shall be allowed to weather naturally and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7.	MATS00	All new doors and garage doors hereby approved shall be of a vertical boarded timber side hung design and shall be coloured to match the host building. The doors and garage doors shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

*A. Sainsbury*  
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8.	MATS72	The rainwater goods utilised in the development hereby permitted shall be coloured black and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
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**Reason for Conditions:**

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.	RSU003	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.	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 to 8.	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 the appearance of the development is compatible with the character of the locality and that the special qualities of the National Park are safeguarded.
9.	LNDS02	In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.

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**Background**

Moorside House is a detached chalet style Edwardian single storey dwelling which was previously in the ownership of the Duchy of Lancaster and is believed to have been used as a hunting lodge. The property is not listed but has a fine interior consisting of original wooden floorings, timber panelling to some rooms and fine fireplaces. The property was purchased in 2012/2013 and the then owners carried out a number of alterations both inside and out. Although there were no substantial alterations or additions, a number of original features were covered up, notably (and regrettably) the original feature fire place in the living room was painted over. The exterior of the property was repainted; the previously black structural timbers were painted grey, the driveway was intensified and formalised and a raised timber deck was erected at the front of the property, without first obtaining the necessary planning permission. Notwithstanding the unsympathetic actions of the previous owners, the property retains many historical features and charm.

The property is situated in a relatively isolated rural location surrounded by pasture land and woodland. Approximately 60 metres away to the north-west is the closest neighbouring property Moorside Farm. Access to the two properties is provided by a single track lane approximately 0.6km off the main A171 Scarborough to Whitby road. The property is constructed of rendered blockwork under a concrete pantile roof and comprises three timber framed gable end features giving it a chalet style appearance. The windows are a mixture of painted timber and white uPVC.

Planning permission was granted in 2007 for the demolition of the existing attached single storey mono-pitched outbuilding located to the rear of the property and its replacement with a single storey pitched roof extension of a style to match existing gable end features to create a fourth bedroom and second bathroom.

In February 2016, planning permission was granted for the construction of a modest garden room style extension at the rear of the property to 'match' or balance the rear extension granted in 2007. This application also included the decking erected by the previous owner for retrospective permission.

The current application seeks full planning permission for the erection of a detached domestic workshop/store/carport building of timber construction. The proposed building comprises 2no. open carports and a narrower store measuring 3.6 metres deep with a larger enclosed garage/workshop at the northern end measuring 5.5 metres deep creating a stubby 'L-shape' plan. The total length of the proposed building is approximately 13.6 metres with an eaves height of 2.4 metres and ridge height of approximately 3.1 metres. The building is proposed to be of timber construction on a single brick plinth. The building would be clad in horizontal timber boarding with a pair of vertical boarded, side hung timber doors to the front elevation of the garage and a vertical boarded personnel door to the store.

There is an existing and modest timber shed on the eastern boundary of the site set against a backdrop of trees and some 20 metres in front of the main dwelling. The proposed building is shown to be sited adjacent to the existing shed with the long axis parallel with the wooded eastern boundary.

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**Main Issues**

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application 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.

The main issue is considered to be whether the proposed building is of an acceptable scale, form, position and design in relation to the host property and wider National Park setting.

DP3 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.

DP19 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.

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.

**Design and Materials**

The proposed building is a relatively standard design although it will be a bespoke product made to the specific requirements of the applicant. The design and materials (horizontal timber boarding under a fibre cement sheet roof) are typical for ancillary domestic/equestrian buildings and its purpose is to provide covered car parking and a secure store/workshop for ancillary domestic purposes. The existing single width store is constructed of mixed materials, having a horizontal timber boarded front elevation with painted corrugated metal sheet sides and roof. The building has been maintained but is showing signs of age. The proposed building, by comparison, is considered to be of a higher standard of design and materials and as such, is considered to accord with the requirements of the above local planning policies.

*H. Sams*  
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**Siting**

Although the proposed building is positioned further away from the main dwelling than would usually be supported, it is proposed to be adjacent to an existing outbuilding which provides a logical context and setting. Similarly, the Authority usually advises that ancillary domestic structures are sited towards the rear of the site in order to protect the setting of the host property. However, Moorside House itself is located at the rear of the site with all its associated land extending away to the front of the dwelling. The proposed position of the building along the side boundary of the property is considered to be the most discreet location given its wooded backdrop and existing shed. The access track is approximately 10m to the west of the proposal site and therefore, views of the main dwelling and its setting would not be compromised by the building.

In wider landscape terms, the proposal is not considered to have a detrimental impact on the character of this part of the National Park. The site is very remote and not visible from the public road network. There are some Public Rights of Way in the vicinity but due to the distances and local topography, views into the site are minimal.

**Summary**

The Parish Council and Highway Authority have confirmed they have no objection to the proposal and no other comments have been received. The proposed building is considered to be of a scale, height, position and of materials which are compatible with the host property and its setting. Its position away from the main dwelling, which is an attractive and characterful period property, ensures that its setting is not compromised in accordance with the advice contained within the Authority's Design Guide. The proposal is therefore considered to comply with the above planning policies and 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.

*H. Sainsbury*  
13/4/16