

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Staintondale

Application No. NYM/2016/0257/FL

Proposal: construction of domestic general purpose/workshop building

Location: Mooredge, Staintondale Road, Ravenscar

Decision Date: 03 June 2016

Consultations

Parish - No objections in principle. Concerns regarding the height of the building.

Site Notice Expiry Date - 18 May 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.	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.
4.	RSUO00	The development hereby permitted shall be used for domestic storage incidental to the occupation of the main dwelling on the site and for no other purpose. There shall be no use of the building for commercial purposes and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.

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.	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.
4.	RSUO05	In order to enable the Local Planning Authority to retain control over the scale of activity at the site and ensure compliance with NYM Core Policy A which seek to conserve and enhance the special qualities of the NYM National Park.



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Background

Moor Edge is a fairly modest detached bungalow of simple square form located on Staintondale Road, approximately 1 mile south of Ravenscar. This area is characterised by a sparse and linear form of development of modest bungalows, all of which are set back from the main road. The property is constructed from dark red brick up to dado level with white painted cement render above. The hipped roof is covered with natural clay tiles. At the rear of the site and to the side of the dwelling are a number of single storey outbuildings of varying sizes and in generally poor condition. The property has fairly recently changed hands and the new owners are undertaking extensive works to improve the property and its environs. To date, the owners have replaced almost all boundary hedges with native species and removed many of the poor quality outbuildings.

Planning permission was granted in 2012 the replacement of one of the larger dilapidated timber outbuildings to the north west of the dwelling with a double garage and domestic workshop in matching materials to the host dwelling. This building measured approximately 8.5 metres long by 6 metres wide, 2.5 metres to eaves and 4.8 metres to ridge. The building would be orientated with the ridge in a north-westerly to south-easterly direction (i.e. the long axis parallel with the road). This permission was never implemented.

The new owners are seeking full planning permission for the erection of a domestic/general purpose workshop building to house a collection of vintage and modern farm machinery mainly kept for hobby purposes. The proposed building would occupy the footprint of the two former timber buildings to the north-west of the main dwelling, set back from the road by approximately 12 metres. In design terms, the proposed building has an agricultural appearance being constructed of concrete panels with brown profile sheets above under a dark grey roof. The building measures approximately 9.2 metres by 15 metres, 5 metres to eaves and 6.3 metres to ridge. The orientation of the building would be such that the gable faces the road and the plans show that the building would be slightly 'cut-in' to the site (0.5 metres at the front and 1.1 metres at the rear).

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy document are DP3 (Design) and DP19 (Householder Development).

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 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.



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Size, Scale and Design

The proposed building is of a substantial size and would be significantly larger than the previously approved double garage however, the specific needs of the current owner differ from the previous occupier. The applicant has explained to Officers that he has an interest in the renovation of vintage tractors and as an agricultural engineer, has various pieces of modern agricultural machinery. The applicant has sought pre-application advice from the Authority and following discussions with Officers has proposed various amendments to his original proposal. The building has been reduced in length and width by 3.3 metres and 3 metres respectively. Materials have been amended from all box profile sheeting to part concrete panels and part box profile sheets to reduce the overall mass of the building. Furthermore, the applicant has taken officer advice in respect of the proposed colour and rather than being a solid green colour, the building would be dark brown under a dark grey roof in accordance with the recommendations contained within the design guide. Overall, these revisions have resulted in a building which is more comparable to a typical agricultural building rather than light industrial building.

Whilst the building is large, it is not considered to be excessive for the purposes for which it is required. The applicant has advised that there would be no commercial use of the building and his occupation as an agricultural engineer takes him from farm to farm to fix items on site. Any use of the workshop will be for hobby purposes only. The proposed siting of the building has been chosen to utilise the footprint of former workshop/storage buildings and its position towards the rear of the site means that the proposed building would not adversely affect the amenity of the main dwelling. The dwelling is set much closer to the road and will therefore read as the dominant building on site. Alternative positions at the site have been discussed with the applicant but on balance, this position was considered to be the most practical and least harmful in its effect upon the main dwelling and wider landscape.

Landscape Impact

Staintondale Road is characterised by sporadic development of relatively modern dwellings set in either large domestic gardens or with modest land holdings and associated agricultural buildings. Many of the properties are considered to be small holdings and many have substantial buildings close to the dwellings; either to the side or rear. Some of the former agricultural buildings are now associated with domestic equestrian activities.

The existing (and former) buildings at Mooredge are of some age and due to their age, materials and position, contribute little to the overall character and setting of the property and wider landscape. The site is afforded a degree of natural screening to the north and south by existing trees, hedges and the immediate topography.

Given the general character of this area, the proposed building is not considered to result in a significant level of landscape harm and would result in a site of similar character and appearance as existing smallholdings in the area.

Overall Assessment

The Parish Council has expressed concern in respect of the height of the building and whilst this is acknowledged and understood by Officers, it is not considered to be disproportionate with similar buildings associated with other domestic properties within the immediate vicinity. The cutting in of the building to the site will help to reduce the overall mass of the building in views from the north, the building will be screened by trees and the landform, whereas when travelling in a northerly direction the building will be seen against a backdrop of trees and will be partially obscured by the existing dwelling.



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The proposed building is considered to be of a size, scale, design and in a location which is commensurate with the host property and its proposed use. The building would provide the necessary storage space for the site and eliminate the need for the number of existing small-scale ancillary buildings and therefore result in an enhancement to the appearance of the site.

No other comments have been submitted in connection with eth application and in view of the above, the proposed development is considered to accord with development policies 3 and 19 of the NYM Core Strategy and Development Policy document. 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.

