

North York Moors National Park Authority

Scarborough Borough Council
Parish: Grosmont

Application No: NYM/2016/0300/FL

Proposal: Construction of pitched roof and replacement door to garage

Location: 5 Eskdaleside, Grosmont

Decision Date: 29 June 2016

Consultations

Parish – Support.

This will be an improvement on the present building.

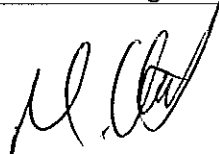
Highways – No objection.

Site Notice Expiry Date – 16 June 2016.

Director of Planning's Recommendation

Approval subject to the following condition(s):

1.	TIME 01	The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
2.	PLAN 02	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.	RSUO 03	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 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.	MATS 14	No work shall commence on the construction of the roof of the development hereby permitted until details of the roof tile, including samples if so required by the Local Planning Authority, to be used in the development have been submitted to and approved in writing by the Local Planning Authority. The roof tile used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
5.	MATS 27	The external timber cladding of the building hereby approved shall be stained dark brown and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6.	MATS 00	No work shall commence on the installation of the garage door in the development hereby approved until details of the external appearance and finish have been submitted to and approved in writing by the Local Planning Authority. The work shall accord with the details so approved, completed within six months of installation and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.


29th June 2016.

Application Number: NYM/2016/0300/FL

Informative(s)

1.	The proposed development lies within a coal mining area which may contain unrecorded mining related hazards. If any coal mining feature is encountered during development, this should be reported to The Coal Authority. Any intrusive activities which disturb or enter any coal seams, coal mine workings or coal mine entries (shafts and adits) requires the prior written permission of The Coal Authority. Property specific summary information on coal mining can be obtained from The Coal Authority's Property Search Service on 08457626848 or at www.groundstability.com
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Reason for Condition(s)

1.	RSN TIME 01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN PLAN 01	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.	RSN RSUO 03	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.	RSN MATS 01	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.
5 & 6.	RSN MATS 02	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.

NA

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Background

This application is for construction of pitched roof and replacement door to garage at 5 Eskdaleside, Grosmont.

The application site is situated some 30 metres to the north east of the property it serves at No. 5 Eskdaleside. The applicant owns the land in between together with the host building and the application site.

The application relates to a detached garage which belongs to 5 Eskdaleside near Grosmont village. There is no planning history for the existing garage structure which is a stone built, flat roof building built into a dug out site which is now well established. Access is directly off Eskdaleside road to the garage frontage with a double width up and over garage door.

Planning permission is sought to replace the existing flat roof with a new low pitched and gable roof fronting the road with the ridge running back into the site. The existing roof is in bad repair making the garage unfit for purpose, hence the requirement for a change to the roof arrangement whilst providing an element of planning gain for the site. The garage door will also be replaced.

The overall height of the garage will change from 2.5 metres to 4.6 metres to the ridge. Vertical timber boarding is proposed to both the gable ends and the roof is to be clad in Spanish slates. The scheme envisages an up and over vertically boarded, brown coloured effect garage door as opposed to side hung timber doors on account being able to pull off the road in front of the garage and safely open the garage door and drive in rather than waiting in the highway. There simply wouldn't be enough room to safely pull off the highway and open side hung doors.

There is no planned change to the access or access arrangements to the garage.

Main Issues

Development Policy 3 of the NYM Core Strategy and Development Plan documents states that to maintain and enhance the distinctive character of the National Park, development will only be permitted where the siting, orientation, layout and density preserves or enhances views into and out of the site, spaces about and between buildings and other features that contribute to the character and quality of the environment. Furthermore, the Authority seeks a high standard of design detailing whether traditional or contemporary, which reflects or complements that of the local vernacular.

Development Policy 19 of the NYM Core Strategy and Development Plan documents states that proposals for development within the domestic curtilage of a dwelling will only be supported where the scale, height, form, position and design of new development does not detract from the character and form of the original dwelling or its setting in the landscape.

Officers are satisfied that the justification put forward to support the application and the reasoning behind why the flat roof is to be replaced with a pitched roof is sufficient to raise no objection to the proposal. Officers consider the changes to the garage door, the vertical timber boarding together with a pitched roof will be an improvement.

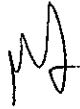


Although the proposal will result in a higher structure in an isolated position it will not result in an over dominant feature in the landscape and helps the development harmonise with the rising ground behind. There are no neighbouring properties or land that would be affected by the proposal.

The finer detailing is proposed to be set aside by way of condition to help ensure that the alterations will preserve the character, appearance, setting of the site and surrounding land. On balance, the development is deemed to be in accordance with Development Policies 3 and 19 of the NYM Core Strategy and Development Plan Documents. Approval is recommended.

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

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and confirm that the development is likely to improve the economic, social and environmental conditions of the area.

A handwritten signature in black ink, consisting of a stylized 'M' followed by a vertical line and a horizontal stroke.