

# North York Moors National Park Authority

District: Ryedale District  
Parish: Rosedale East Side

Application No. NYM/2016/0346/FL

Proposal: erection of timber shed

Location: Hillyard Cottage, Daleside Road, Rosedale East

Decision Date: 06 July 2016

## Consultations

**Parish** - Raise concern over the size and impact on neighbours. Suggest the shed could be better placed elsewhere on site.

**Revised Plans** - No objection

**Natural England** - No objection.

**Site Notice Expiry Date** - 14 June 2016.

**Others** - Gaynor and Malcolm Dent, Dale View, Daleside Road, Rosedale - Object.

The proposed site and this construction would be totally inappropriate for this area. The building would have an adverse impact on the protected area, conflicting with the NPPF. The size of it is a major concern and it would be highly intrusive and make an unnecessary visual impact on neighbouring residents. There are better areas within the property is could be put. Such as further back under trees so as not to be so intrusive.

**Revised Plans** -

## 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.	PLAN01	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Proposed Storage Shed</td><td>N/A</td><td>03 August 2016</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Proposed Storage Shed	N/A	03 August 2016
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Proposed Storage Shed	N/A	03 August 2016						
3.	MATS00	The external timber cladding of the building hereby approved shall either be stained dark brown or allowed to weather naturally and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.						
4.	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.						

*[Handwritten Signature]*  
26/8/16

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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 & 4.	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.

*H. Sam*  
26/8/16

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**Background**

Hillyard Cottage, Rosedale East is a traditional stone and pantile property located within a small group of properties lying to the northwest of Rosedale Abbey accessed from Daleside Road via a track leading to a neighbouring farm.

The site benefits from substantial grounds which mainly consist of manicured lawns and some mature trees. The property is visible from Daleside Road but is set at a much lower level. Views into the site however are relatively uninterrupted and to the east of the main house is Ann's Cottage; a modest barn conversion providing a small, one bed holiday cottage.

Planning permission for the construction of a single storey extension to the north facing gable elevation of Ann's Cottage was granted in 2013 but there is little planning history associated with the main dwelling.

This application proposes a garden/storage shed of timber construction. As originally proposed, the shed was sited to the east of Ann's Cottage, close to the front boundary of the site. Concerns were raised by Officers in relation to the proposed size, design and siting of the structure and amendments were requested. A neighbouring occupier submitted similar objections to the scheme after the Officer requests were made.

Amended plans have now been received showing a reduced size of building repositioned to the rear of Ann's Cottage, close to the western boundary. The proposed shed is of timber construction and is required for domestic storage purposes ancillary to Hillyard Cottage (i.e. the storage of logs and gardening equipment).

**Main Issues**

The NYM Core Strategy and Development Policies relevant to this application are Development Policy 3 (Design) and Development Policy 19 (Householder Development).

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

The amended plans which relate to a reduced size of building in a much more discreet and neighbourly position are considered to address Officer concerns and the objections expressed by the neighbour. The amended details have been offered for re-consultation and the Parish Council has confirmed they have no objection to the revised scheme. No further comments have been received from the neighbouring occupiers and the Authority's Ranger has no comment to make in respect of public rights of way.

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The amended proposal is considered to represent a scheme which is compatible with the site and landscape setting. The proposed building would enhance the amenity of the occupiers of the host property without detriment to neighbouring occupiers. The design and materials of the building ensure it is seen as a utilitarian addition to the site and it is clearly designed for the purposes for which it is proposed.

The development will require a modest amount of ground works to provide a level foundations and it is also proposed to remove some of the lower branches of the mature fir tree. Neither of these elements are considered to be unacceptable and 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 identifying matters of concern within the application (as originally submitted) and negotiating, with the Applicant, acceptable amendments to the proposal to address those concerns. As a result, the Local Planning Authority has been able to grant planning permission for an acceptable proposal, in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

*M. Sany*  
26/8/16