

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Goathland

Application No. NYM/2016/0397/FL

Proposal: construction of two storey extension together with alterations to garage including raising of roof height to form annexe accommodation

Location: 1 Ivy Cottage, Green End, Goathland

Decision Date: 21 July 2016

Consultations

Borough/District -

Parish – No objection

Highways – No objections

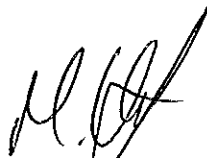
Natural England – No comments

Site Notice Expiry Date – 14 July 2016

Director of Planning's Recommendation

REFUSAL for the following reason:

1.	The scale, massing and detailing of the proposed two storey extension with forward projected gable is considered to detract from the linear character and form of the existing simple vernacular railway style cottages and their landscape setting. The development is considered to conflict with the requirements of Development Policy 19 of the NYM Core Strategy and Development Plan Documents and Part 2 of the Design Guide which states that irrespective of size, all buildings have a threshold point beyond which its further extension is not possible without jeopardising and possibly destroying the integrity of its original character. The proposal for around a 200% extension would also be contrary to the design guidance in the National Planning Policy Framework as it would harm the character of this historic vernacular building.
2.	The proposed glass link between the existing dwelling and the proposed extension would create a prominent feature in the dale especially when lit up at night. Development Policy 1 of the NYM Local Development Framework states that applications should conserve and enhance the special qualities of the North York Moors National Park and should not generate an unacceptable level of light pollution. The National Park Management Plan confirms that tranquillity, dark skies at night and clear unpolluted air are some of the special qualities which are also protected by Policy E20 of the Management Plan.


21st July 2016.

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Background

The property to which this application relates forms one of a pair of attractive stone and slate properties which are located just off the Beckhole – Greenend road, high up on the daleside overlooking the North York Moors steam railway. The property has a traditional vernacular appearance of a railway cottage and is visible from both the front and rear across the valley.

The application relates to 1 Ivy Cottages which still stands as originally constructed although 2 Ivy Cottages has previously been extended through applications submitted in 1987 and also 2008. The first permission gained approval for a two storey extension and attached garage and then the second permission extended up above the garage at first floor level, giving the resulting appearance of more of a terrace than two semi detached properties.

This application seeks approval for the construction of a 9.6 metre two storey extension to the south of the terrace and a gable extension to the east, towards the passing road which will create a two storey annexe. The proposed southern elevation has a squared double bay window with a balcony and overhanging eaves above. The extension attaches to the existing house with a 2 metre wide fully glazed section. The front elevation to the west then has large glazed openings at ground floor level and velux style roof and elevational window combinations through the eaves level.

Main Issues

The relevant NYM Local Development Framework Core Strategy and Development Policies are Development Policy 3 (Design) and Development Policy 19 (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 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 and that annexe accommodation is ancillary to the main dwelling and will remain under the control of the occupier of the main dwelling.

Policy E20 of the North York Moors National Park Management Plan states that Dark Skies will be protected and improved. New development in the National Park will not cause unacceptable light or noise pollution.

The main planning issues are considered to be whether the extension is of an appropriate scale, massing and detailing commensurate with the host dwelling and its landscape setting.

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Planning Guidance

Part two of the Authority's Design Guide Supplementary Planning Document seeks to achieve quality design to ensure that any extension is subservient to the original building in terms of its volume, scale, height, width and depth.

Both the policies of the NYM Local Development Framework and the Design Guide welcome proposals for contemporary design however they state that whether contemporary or traditional the design should not detract from the original building.

Site and setting

The property is of a traditional vernacular railway style appearance. Although previously extended the extensions retain the original aesthetic, although now offering the appearance of more of a terrace, rather than a semi-detached property.

Discussions with the applicant's agent have advised that an extension of around 3 metres running though at the same (solid) roof height would be likely to gain approval, however the style proposed at present is not considered to respect the character of the host property in any way.

The glazed modern section between the existing house and extension segregates the two elements, and the modern fenestration detailing on the western elevation then bears no resemblance to the form, ratios or proportions of the original building. The glazed link when lit up at night would be a prominent and inappropriate feature within the dale. Tranquility, dark skies at night and clear unpolluted air are listed as some of the Special Qualities of the North York Moors which are protected by Policy E20 of the North York Moors Management Plan and therefore this proposal would not accord with its requirements which state that new development will not cause unacceptable light pollution.

The solid to void ratio on the southern gable elevation relates poorly to the existing solid stone gable of the existing cottage. It changes the main elevation of the property which is then considered to be detrimental to the character and setting of the simple vernacular railway cottages. The double squared bay windows with balcony and overhang above are also inappropriate additions to this simple cottage.

The two storey gable projection is located on the most prominent elevation, visible from the passing road. Although it is the rear of the property it is considered to have a negative impact on the linear form of the two cottages. This annexe extension reads as a two storey extension on a principle elevation which dominates the elevation when viewing the two semi-detached properties together.



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Conclusion

Whilst the Authority acknowledges the applicant's desire to extend their dwelling on a similar footprint to the neighbouring property, it is concerned that the incremental growth of two properties will lead to overdevelopment of the host cottages.

In this case, the overdevelopment would be detrimental to the character and appearance of the existing house and its rural dale setting; and the design and massing proposed would have a detrimental impact on the linear form of the existing cottages due to the annexed extension, and the dark night skies in the locality, due to the glazed link.

On balance, the scale, massing and detailing of the proposed extensions are considered to detract from the character and form of the original cottages and their rural dale setting and for the reasons highlighted above refusal is recommended.

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

Negotiations have taken place with the aim of making changes to ensure the proposal complies with the relevant policies of the Development Plan/delivers a sustainable form of development as set out in the National Planning Policy Framework, though unfortunately such changes were not accepted as the proposed scheme represents a form of development so far removed from the vision of the sustainable development supported in the Development Plan that no changes could be negotiated to render the scheme acceptable.

