

North York Moors National Park Authority

Borough: Scarborough Borough Council
Parish: Broxa-Cum-Troutdale

Application No. NYM/2016/0416/FL

Proposal: construction of single storey extension

Location: Rock House Farm, Troutdale

Decision Date: 28 July 2016

Consultations

Parish - No objections.
Amended Plans -

Natural England - No objections.

Site Notice Expiry Date - 12 July 2016.

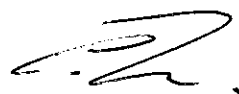
Others - Mr A Allington, The Rectory, Main Street, Burnsall, Skipton - The rear elevation of the application property is actually the front elevation of our property and we are concerned that the additional window here impinges negatively on our property as it looks directly onto land belonging to our property. Our long term development plan for our entrance porch includes an extension over the land in front of the applicant's proposed window. We are extremely concerned about the proposal and lack of consultation.

Amended Plans -

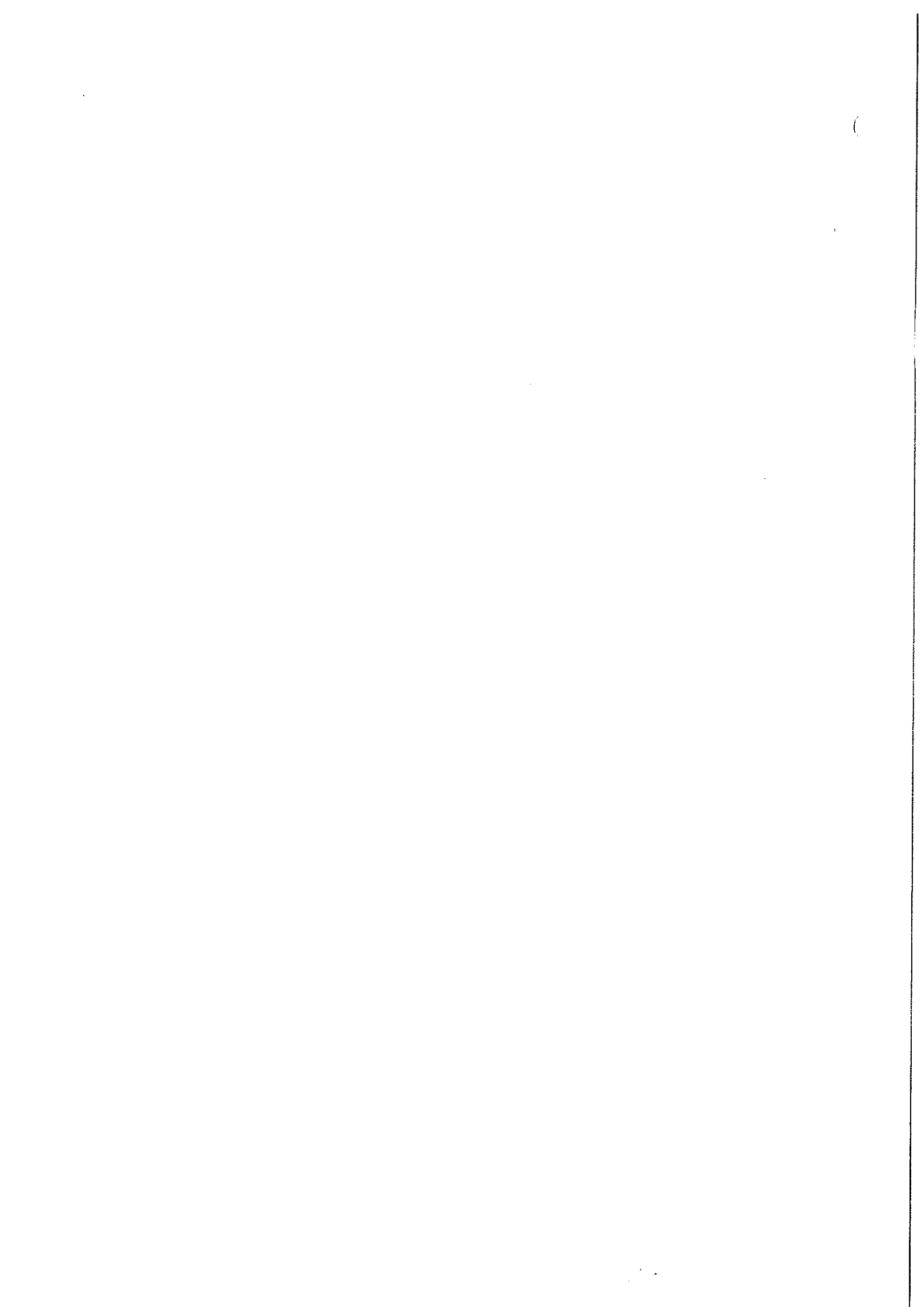
Director of Planning's Recommendation

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 | <p>The development hereby permitted shall not be carried out other than in strict accordance with the following documents:</p> <table style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Location Plan</td> <td>16/0 Drg. No. 03</td> <td>02 June 2016</td> </tr> <tr> <td>Proposed Arrangements</td> <td>16/04 Drg. No. 02 Rev A</td> <td>25 July 2016</td> </tr> <tr> <td>Letter from Lesley Blainey & Brian Goodliffe</td> <td>N/A</td> <td>25 July 2016</td> </tr> </tbody> </table> <p>or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.</p> | Document Description | Document No. | Date Received | Location Plan | 16/0 Drg. No. 03 | 02 June 2016 | Proposed Arrangements | 16/04 Drg. No. 02 Rev A | 25 July 2016 | Letter from Lesley Blainey & Brian Goodliffe | N/A | 25 July 2016 |
| Document Description | Document No. | Date Received | | | | | | | | | | | | |
| Location Plan | 16/0 Drg. No. 03 | 02 June 2016 | | | | | | | | | | | | |
| Proposed Arrangements | 16/04 Drg. No. 02 Rev A | 25 July 2016 | | | | | | | | | | | | |
| Letter from Lesley Blainey & Brian Goodliffe | N/A | 25 July 2016 | | | | | | | | | | | | |
| 3. | MATS03 | All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority. | | | | | | | | | | | | |
| 4. | MATS00 | No work shall commence on the construction of the roof of the development hereby permitted until details of the roof material, 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 material used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority. | | | | | | | | | | | | |



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| 5. | MATS56 | The rooflights to be installed in the development hereby permitted shall be a conservation style rooflight unless otherwise agreed in writing with the Local Planning Authority. |
| 6. | 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. |

Informatives

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| 1. | MISC INF01 BATS | All bats and their roosts are fully protected under the Wildlife and Countryside Act 1981 (as amended by the Countryside and Rights of Way Act 2000) and are further protected under Regulation 39(1) of the Conservation (Natural Habitats etc.) Regulations 1994. Should any bats or evidence of bats be found prior to or during development, work must stop immediately and Natural England contacted on 0300 060 3900 for further advice. This is a legal requirement under the Wildlife and Countryside Act 1981 (as amended) and applies to whoever carries out the work. All contractors on site should be made aware of this requirement and given information to contact Natural England or the Bat Conservation Trust national helpline on 0845 1300 228. |
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Reason for Conditions

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| 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. |
| 5 & 6. | MATS02 | 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. |



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Background

Rock House Farm is a fairly substantial stone under slate semi-detached property occupying a secluded location in Troutdale, close to Hackness. Formerly one dwelling, the properties are visible from the main road through Troutdale when travelling in a north-easterly direction. The property sits on an elevated site and benefits from a substantial garden which slopes down towards the public highway but the majority of the garden cannot be seen from the road.

This application follows pre-application advice originally sought in June 2014 when the Authority confirmed that planning permission was not required under the permitted development allowances in force at that time. However, the owners did not begin the development and contacted the Authority again in November 2015 to check whether anything had changed. There had in fact been a subtle change to the wording of the relevant part of the permitted development order and on the basis the proposed extension affected the front elevation of the house, permission is required.

As originally submitted, the scheme proposed an all glass lean-to front extension set in an aluminium frame. The extension projected 4 metres from the front elevation and had a width of 7 metres, approximately 2.5 metres to eaves and the lean-to ridge attaches just below the sill level of the first floor windows. The plans also detailed revised window design throughout the property and the insertion of an additional window at the rear of the property.

Officers had a number of concerns in relation to the proposed extension on this visually prominent elevation and sought amendments to the scheme. Whilst glass is often considered to be a lightweight and transparent building material, it is also highly reflective and draws the eye, becoming the dominant material. Officers recommended a more conventional approach, including a solid roof and heavy timber frame to allow the glazing to be deeply recessed.

Following a meeting between Officers, the applicant and their contractor, amended plans have been received. These amendments include a reduction in width to 6.5 metres and revised materials as discussed. The scheme now proposes heavy timber corner posts and a solid roof (the final material to be agreed by condition) including a generous overhang. The aluminium framed glazing is to be set on the inner face of the timbers to ensure a good degree of shading and therefore a softer appearance to the extension.

Finally, although the insertion of new windows throughout the property can be undertaken without planning permission in this case, Officers encouraged the applicant to carefully consider the proposed design. Whilst it is regrettable that since its sub-division to two individual dwellings, this handsome property has lost its original symmetry including front door and chimney stacks, it is understandable that individual owners wish to make their own mark on the property. Currently, the windows throughout reflect a traditional Victorian design but each owner has chosen different colours. The wholesale replacement of the vertical sliding sash windows in Rock House Farm with standard side hung casements was considered to reflect a modern sub-urban style and the proportions of the openings did not lend themselves to this style of window. An extract of the Authority's Design Guide was provided and further discussions have taken place. The amended plans for the extension also show that the applicants have considered the advice offered in relation to replacement windows and responded positively with a revised design.



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Main Issues

The relevant policies contained within the NYM Core Strategy and Development Plan Document to consider with 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 proposal is considered to satisfactorily address those concerns raised by Officers. The slightly reduced size improves the proportions of the extension and the use of a solid roof rather than glazed roof will reduce the impact of the extension in wider landscape views. The use of a heavy timber frame allowing deeply recessed glazing and roof overhang (without fascias) will also help to create shadows and relief so that the extension does not appear as a flat, highly engineered structure when viewed from the road or adjacent public bridleway. The heavier weight construction and materials are considered to be more compatible with the substantial and architecturally strong host dwelling.

In terms of design, the proposed extension is considered to be an acceptable blend of contemporary elements and some more traditional forms. Although of some age, the host property is not listed and is of a size capable of accommodating an extension.

The proposed extension is not considered to result in an adverse impact on neighbouring amenities. It would be adjacent to an area of existing raised decking at the neighbouring property (which does not have a planning reference) but the proposal includes a distance of approximately 1.3 metres between the proposed extension and boundary. The owners of the neighbouring property have made comments in relation to the original application but their primary concerns were in relation to the insertion of an additional window in the north-east facing elevation and the consultation process. The proposed window in this elevation does not require planning permission and therefore can be excluded from the determination of the current application. No comments were made in respect of the proposed extension and no further comments have been received in response to the amended plans.

The proposal is therefore considered to be of a size, scale and design which is compatible with the host property and it is not anticipated that it will result in an adverse impact on the neighbouring property or residential amenity. In view of the above, approval is therefore recommended.



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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.

