

# North York Moors National Park Authority

<b>District/Borough:</b> Scarborough Borough Council <b>Parish:</b> Goathland	<b>Application No.</b> NYM/2016/0640/FL
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**Proposal:** construction of two storey extension together with construction of garage with access drive and garden room (revised scheme following refusal of NYM/2016/0397/FL)

**Location:** 1 Ivy Cottage, Green End, Goathland

**Decision Date:** 21 October 2016

## Consultations

**Borough/District -**

**Parish –** Holding response but no further comments given.

**Highways –** The proposal provides an adequate amount of parking for the dwelling size in this location. The vehicles associated with this property will use an existing access and the amount of traffic is not expected to be significantly increased due to the proposed changes. The turning area in front of the proposed garage doors is below the standard size and may prove difficult for some drivers. This is not expected to have any impact on the publicly maintainable highway as another area for turning could be used on the shared drive located between the property and the highway. Consequently there are no local highway authority objections to the proposed development.

**Natural England –** No objection

**Site Notice Date –** 30 September 2016

## Director of Planning's Recommendation

**Approval subject to the following condition(s):**

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; border-bottom: 1px solid black;">Document Description</th> <th style="text-align: left; border-bottom: 1px solid black;">Document No.</th> <th style="text-align: left; border-bottom: 1px solid black;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Proposed Block Plan</td> <td>D10951-05 Rev B</td> <td>26 September 2016</td> </tr> <tr> <td>Proposed Section A-A and B-B</td> <td>D10951-08 Rev A</td> <td>26 September 2016</td> </tr> <tr> <td>Proposed Plans</td> <td>D10951-03 Rev E</td> <td>26 August 2016</td> </tr> <tr> <td>Option B Proposed and Elevations</td> <td>D10951-04 Rev E</td> <td>26 August 2016</td> </tr> <tr> <td>Proposed Garden Room</td> <td>D10951-06 Rev A</td> <td>26 August 2016</td> </tr> <tr> <td>Proposed Garage</td> <td>D10951-07 Rev A</td> <td>26 August 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	Proposed Block Plan	D10951-05 Rev B	26 September 2016	Proposed Section A-A and B-B	D10951-08 Rev A	26 September 2016	Proposed Plans	D10951-03 Rev E	26 August 2016	Option B Proposed and Elevations	D10951-04 Rev E	26 August 2016	Proposed Garden Room	D10951-06 Rev A	26 August 2016	Proposed Garage	D10951-07 Rev A	26 August 2016
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3.	WPDR08	Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 Schedule 2, Part 1, Class A (or any order revoking and re-enacting that Order), no additional windows shall be inserted in the southern elevation of the domestic extension hereby permitted without a further grant of planning permission being obtained from the Local Planning Authority.
4.	MATS04	All new stonework and roofing tiles used in the development hereby permitted shall match those of the existing building, including the colour and texture of the stone and the method of coursing, pointing, jointing and mortar mix unless otherwise agreed with the Local Planning Authority.
5.	MATS00	All new traditional windows in the development hereby permitted shall match those of the existing building in terms of appearance, materials, section, dimensions, glazing bar pattern, method of opening, external finish, reveals cills and lintels and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
6.	MATS00	No work shall commence on the installation of the modern frames and glazing on the western elevation of the main house hereby approved until detailed plans showing the constructional details of all window frames to be used in the development have been submitted to and approved in writing by the Local Planning Authority. Such plans should indicate, on a scale of not less than 1:20, the longitudinal and cross sectional detailing including means of opening. Details of the proposed glass should also be included and the window frames and glazing shall be installed in accordance with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
7.	MATS00	No work shall commence on the installation of the garage doors in the development hereby approved until details of the appearance and finish of the external doors 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.
8.	MATS70	The guttering to the development hereby permitted shall be directly fixed to the stonework by means of gutter spikes with no fascia boarding being utilised in the development and shall thereafter be so maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
9.	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.
10.	LNDS09	No work shall commence to clear the site in preparation for the development hereby permitted until full details of the proposed boundary treatment to the site, including the size and species of any hedging, the materials to be utilised to any walls or fences and the timetable to implement the proposed works, shall be submitted to and approved in writing by the Local Planning Authority. The site boundary works shall then be implemented in accordance with the approved details. The boundary treatment shall be maintained in perpetuity unless otherwise agreed in writing by the Local Planning Authority.

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**Informative(s)**

1.	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.
2.	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 <a href="http://www.groundstability.com">www.groundstability.com</a>

**Reason for Condition(s)**

1.	RSN TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	RSN 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.	RSN WPDR01	In order to enable the Local Planning Authority to retain control over future alterations to the property in the interests of safeguarding the existing form and character of the building in line with NYM Development Policy 3 and NYM Core Policy A, which seek to enhance and conserve the special qualities of the NYM National Park and secure high quality design for new development.
4.	RSN 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.
5-9.	RSN 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.
10.	RSN LNDS01	In order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that new development incorporates a landscaping scheme which is appropriate to the character of the locality and retains important existing features.

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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.

An application earlier this year ( NYM2016/0397/FL) was refused 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 had 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 had large glazed openings at ground floor level and velux style roof and elevational window combinations through the eaves level. The application was refused on the grounds of scale and massing as well as the detrimental impact that the proposed glass link would have on the dark night skies of the National Park.

This application follows pre-application discussions with the applicant and agent to discuss how the required accommodation can be accommodated on site.

The application now proposes the construction of a two storey extension to the main house together with construction of garage with access drive and garden room to help to reduce the overall bulk and massing of the proposal. The extension to the house is still considered to be large at 8.4m, however this is similar to the attached neighbour. The roof runs through at full height and the fenestration pattern matches that of the existing terrace other than a floor to ceiling glazed element on the western elevation of the proposed extension. Proposed as separate standalone elements are a garden room building and a detached double garage, both set within the garden area to the south of the property and set into the existing slope of the land.

**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.

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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.

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.

*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.

This scheme has resulted from pre-application discussions with the applicant and agent. Although the proposed extension is still larger than that initially suggested it is in line with that which has already been approved on the neighbouring property. The form proposed now respects the solid to void ratio of the existing property as well as the largely blank end elevation of the properties. A large floor to ceiling window is proposed on the western elevation which is considered to tie in well with the original and new sections of the building.

To help achieve a room with a large amount of glazing that the applicants had desired in the main house a separate garden room is now proposed. Due to the topography of the site this will be set well below the height of the existing road and will look out over the valley to the west. For completeness a double garage is also proposed in the garden area to the side of the property which had formally been used for informal allotment/agricultural style buildings.

By splitting the development up into smaller elements and respecting the character of the existing building, the scheme now proposed is considered to accord with the requirements of Development Policies 19 and 3 and therefore the application is now recommended for approval.

**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 recommended changes to the proposal including clarification over the proposed levels on site, so as to deliver sustainable development.

*A. Allen* 28/10/16

