

North York Moors National Park Authority

Scarborough Borough Council
Parish: Goathland

Application No. NYM/2017/0067/FL

Proposal: Construction of single storey side extension with raised decking and installation of air source heat pump

Location: 2 Ivy Cottages, Green End, Goathland

Decision Date: 30 March 2017

Consultations

Parish – No objection.

Natural England – No objection.

Environmental Health Officer – No objections.

Site Notice Expiry Date – 9 March 2017.

Director of Planning's Recommendation


Approval subject to the following conditions:

- 1 Standard Three Year Commencement Date
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 2 Strict Accordance With the Documentation Submitted or Minor Variations – Document No.s Specified
The development hereby permitted shall not be carried out other than in strict accordance with the following documents:

Document Description	Document No.	Date Received
Location plan & block plan	D11036-02 Rev A	30 January 2017
Proposed floor plan	D11036-07 Rev F	29 March 2017
Proposed elevations	D11036-08 Rev F	29 March 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.

- 3 The development hereby permitted shall be used for domestic accommodation only 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 separate or independent accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.
- 4 Stonework and Roofing Tiles to Match
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.

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Conditions (Continued)

- 5 Timber Cladding (inserts)
The external elevations of the side extension hereby approved shall, within three months of first being brought into use, be clad in vertical timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by the Local Planning Authority.
- 6 Window Frames in Reveals to Match Existing
The external face of the frame to all new windows shall be set in reveals to match those of the existing windows and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.

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

Reason(s) for Condition(s)

1. To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2. 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. 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. 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. 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

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 property is the northern dwellinghouse.

In July 2008 planning permission was granted for a first floor extension above the existing garage to create a larger bathroom and extension to a bedroom. The extension has been implemented and is clad in stone to match the host building.

The 2008 scheme was originally submitted with a dropped ridge line, however the design did not achieve a subservient appearance on this dwelling and therefore a ridge line running straight through was negotiated which is considered to be more acceptable on this property to result in a more balanced elevation.

Planning permission is sought once again, following pre application discussions to further extend the property, now in new ownership. The applicant has written in support of the application:

We have 3 children, 18, 15 and 8, so a range of ages. Creating extra living space, a muddy boot room and storage area for bikes and coats will allow the children to grow up with their friends. We also have family in Middlesbrough, where we originate from, and enjoy having them all over to access and enjoy the National Park.

Particularly important in the design of the extension is ground floor access to a toilet, shower and a new bedroom, making the stay particularly for grandparents, trouble free by avoiding the need to use the stairs where currently the only toilet and bathroom is located.

We also hope to incorporate an existing outbuilding, in a poor state of repair into the scheme. We recognise the need for sustainability in construction and propose to use local natural wood materials additionally we are also intending to install an air source heating system to provide long term low carbon heating for the Cottage complimented by a log burner. These alongside the spring fed water supply will make Ivy Cottage an environmentally sustainable country home.

The proposal therefore seeks to provide extra family accommodation by way of a sustainable and rustic, low level, single storey extension attached by way of a link to the north facing elevation occupying the site of a former garden room.

The structure is 7.5 metres long and 6 metres deep with a ridge height of From the front and will appear taller at the rear due to falling land levels. Existing decking at the rear will be continued across the back of the structure to gain level floor access.

The structure will be clad in vertical timber boarding under a slate roof and incorporates a small lean-to fuel store at the northern end together with an air source heat pump and log store.

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Background (Continued)

The remainder of the accommodation comprises a garden room to enjoy the views that are not offered in the main house characterised by traditional sash windows and limited glazing and an extra en-suite bedroom for family and extended family.

No changes are required to access the property.

Main Issues

The relevant NYM Core Strategy and Development Management Policy Documents 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 detail 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.

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.

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 Core Strategy 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.

It is noted, that the same architect has recently secured planning permission for a significant two storey extension and garage to the neighbouring property on grounds that splitting the development up into smaller elements and respecting the character of the existing building.

No. 2 Ivy Cottages, the subject of this application, 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.

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Main Issues (Continued)

The scheme has resulted from pre-application discussions with the applicant and agent where it was advised that the proposal fell between policy and design guidance in that whilst the extension appears subservient to the host building it is technically an extension onto an extension which is generally not encouraged. During the course of the application the proposal has been amended that now results in a simplified roof form, revised internal layout and a reduction in overall length by one metre.

The link extension acts as a transitional measure to separate the existing traditional cottage with the proposal which is of a more modern and contemporary vernacular. Taking all matters into account including the fact there is sufficient amenity space retained for the host building, it wouldn't impact on neighbouring residential amenity and in the wider views the structure would sit quietly in the landscape incorporating sustainable methods of construction and renewable energy systems Officers consider the proposal would respect the character of the host building. As such the scheme now proposed is considered to accord with the requirements of Development Policies 3 and 19 of the NYM Core Strategy and Development Management Policy Documents and therefore the application is 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 a reduction to the overall massing and simplification of the roof form, so as to deliver sustainable development.

Signature:



Date:

30 March 2017

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