

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
(North)
Parish: Harwood Dale

Application No. NYM/2017/0289/FL

Proposal: renovation of existing outbuilding for storage

**Location: 2 Hill Cottages
Keasbeck
Harwood Dale
Near Scarborough**

Decision Date: 25 July 2017

Consultations

Parish – No objections

Site Notice Expiry Date – 7 July 2017

Director of Planning's Recommendation

Refusal for the following reason:

1.	The Local Planning Authority considers that the cladding of the exterior of the building with stone and pantiles would result in a structure of a significantly greater substantial appearance, visually intrusive in this open countryside location and uncharacteristic of such ancillary domestic buildings; exacerbated by the proportions of the building and its location significantly detached from the host dwelling. The proposal would therefore detract from the character of the locality and wider landscape of National Park, contrary to Core Policy A and Development Policies 3 and 19 of the NYM Local Development Plan.
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Background

2 Keasbeck Hill Cottage comprises the eastern half of a pair of traditional semi-detached dwellings located within the loose settlement of Harwood Dale.

The cottages is set in a large grounds which appear to have established a domestic use over a number of years, although a smaller area immediately around the cottage is hedged and may define the original residential curtilage.

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Within the wider domestic land are a range of outbuildings which are in a poor state of repair which were apparently once used as pens for livestock and general storage. This outbuilding is made of dark green stained timber, with wooden stable doors, timber windows and a dark corrugated roof which is part monopitched and part dual pitched. It is located approximately 25m to the east of the cottage and the cottages drive runs immediately to the front of the outbuilding.

The building measures 4.1m deep x 17.9m long with a height to the eaves of 2.1m and to the ridge of 2.5m. The roof has a continuous pitch which slopes with the slope of the land. It is set back approximately 30m from the road, from which it is visible.

This application seeks permission to renovate the existing building (although the information submitted and plans imply that it would be re-built). It is proposed that the building would be built in natural stone with timber windows and stable doors, with a glazed gable facing towards the house and a clay pantile roof. The buildings foot print would remain unchanged but the ridge height would increase to 2.9m and the ridge would be split into 3 lengths with steps down along the slope of the land.

Main Issues


The relevant policies of the NYM Local Development Plan to consider with this application are Core Policy A (Park Purposes), and Development Policy 19 (Householder Development).

Core Policy A seeks to ensure that development is of a scale that will not have a detrimental impact on the wider landscape and provides development in locations and of a scale which supports the character of a settlement, and conserves and enhances the character of the National Park.

Development Policy 3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that developments are compatible with surrounding buildings and preserves views into and out of sites, in terms of design and materials.

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 main issues associated with this application are considered to be whether the replacement/renovation of this timber utilitarian building would have a detrimental impact on the character of the locality and this loosely scattered settlement, due to the design and materials used in the resultant building.

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The existing timber outbuildings have dark coloured and weathered timber cladded exterior and low overall height, which gives them a discreet appearance which sits comfortably in their surroundings, screened to some extent from the road by exiting shrubbery and viewed against the backdrop of a tall boundary hedge. Consequently, they are not intrusive in the immediate or wider landscape.


Whilst there is no objection in principle to the replacement of these sheds, given that they are in a poor state of repair and in need of refurbishment, it is considered that the replacement with a stone and pantile building of the same dimensions but with an increased height, would make them significantly more prominent in the wider landscape, and give them a high degree of permanency to the detriment of the character and appearance of this part of the National Park.

The applicant was given this advice at pre-application stage and it was suggested that a timber clad structure be more appropriate for this site and that a stone building would not be supported.

Consequently, given the site lies within open countryside, constructing the replacement sheds in stone and pantile is considered to have an unacceptable impact on the locality and refusal is therefore recommended.

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

Advice was given prior to the application being submitted 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 implemented.

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