

# North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
Parish: Egton

Application No. NYM/2017/0764/FL

**Proposal: construction of replacement front and rear porches and insertion of bi-fold doors together with removal of storage container and erection of timber storage building**

**Location: Low Newbiggin North Farm, Aislaby**

**Decision Date: 25 December 2017**

## Consultations

**Parish** – The Council have no objection to the application at Low Newbiggin ~North Farm, however, concerns were raised that the proposed alterations are not in keeping with local building design.

**Site Notice Expiry Date** – 14 December 2017


## 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	The development hereby permitted shall not be carried out other than in strict accordance with the following documents: <table border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Existing/Proposed Plans</td><td>SR2017</td><td>23 November 2017</td></tr></tbody></table> or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.	Document Description	Document No.	Date Received	Existing/Proposed Plans	SR2017	23 November 2017
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Existing/Proposed Plans	SR2017	23 November 2017						
3.	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.						

## 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.
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**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 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.

**Background**

Low Newbiggin North Farm, Aislaby is an isolated group of buildings located down an access road to the south of Aislaby village. This application relates to the main farmhouse however adjacent to this is a formerly a barn conversion scheme, which was originally granted as two holiday cottages in 1987 but has since been converted into a single dwelling unit.

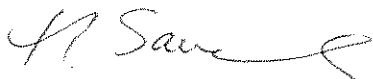
This application is for the construction of replacement front and rear porches and insertion of bi-fold doors together with removal of storage container and erection of timber storage building.

The rear porch will not be significantly different externally other than the addition of a rooflight, however it will be constructed with a cavity wall. At present the front porch is centrally located in a traditional manner. It is proposed to remove the existed porch and create a 3m wide bi-folding door opening, which is regrettable, however it is permitted development. The new porch will be moved to the right hand side over an existing door and will be constructed using the materials of the porch to be removed. This is only slightly larger than that which would be considered to be permitted development. The open fronted storage shed will measure 10 m by 7m and will be clad with Yorkshire boarding under a Fibre Cement Sheeted roof sited adjacent to the access road.

**Main Issues**

Development Policy 19 of the LDF 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.

Under this application the elements which have the most impact on the appearance of the property are considered to be permitted development. The relocation of the front porch is also not considered to be the most appropriate solution in terms of the visual appearance of the house rather than the applicant's use of the building, however if it was 0.5m shorter it would be considered to be permitted development, as the visual impact of the porch would

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not be significantly different as proposed and therefore no objections have been raised to this element by officers.

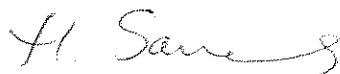
The proposed open fronted storage building is located adjacent to the access road and replaces an existing metal shipping container. The materials proposed are considered to be appropriate in this very rural setting and therefore no concerns have been raised to these parts of the application.

The alterations proposed under this application, which are not permitted development, are considered to accord with the requirements of Development Policy 19 and therefore approval is recommended.

**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 confirmed to the applicant/agent that the development is likely to improve the economic, social and environmental conditions of the area.

Signature:



Date:

22.11.17,

