

North York Moors National Park Authority

District/Borough: Scarborough Borough Council
Parish: Eskdaleside-Cum-Ugglebarnby

Application No. NYM/2017/0807/FL

Proposal: construction of detached garage with associated parking and turning area

Location: Lowdale Hall, Lowdale, Sleights

Decision Date: 25 January 2018

Consultations

Parish – Unable to respond to amended plans within the timescale.
No objections to the original plans.

Highways – No local highway authority objection.


Advertisement Expiry Date – 5 January 2018

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 border="1"><thead><tr><th>Document Description</th><th>Document No.</th><th>Date Received</th></tr></thead><tbody><tr><td>Site Location Plan</td><td>Dwg no. 2017/15/2 Rev A</td><td>19 March 2018</td></tr><tr><td>Garage Details</td><td>Dwg no. 2017/15/1 Rev A</td><td>5 March 2018</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	Site Location Plan	Dwg no. 2017/15/2 Rev A	19 March 2018	Garage Details	Dwg no. 2017/15/1 Rev A	5 March 2018
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Site Location Plan	Dwg no. 2017/15/2 Rev A	19 March 2018									
Garage Details	Dwg no. 2017/15/1 Rev A	5 March 2018									
3.	RUSO03	The development hereby permitted shall be used for domestic storage 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 permanent residential accommodation and any such use or alteration will require a separate grant of planning permission from the Local Planning Authority.									
4.	GACS07	No external lighting shall be installed in the development hereby permitted until details of lighting have been submitted to and approved in writing by the Local Planning Authority. The lighting shall be installed in accordance with the details so approved and shall be maintained in that condition in perpetuity.									
5.	MATS00	The roof of the development hereby permitted shall be clad in natural slate to match the roof of the existing outbuildings on site in terms of materials, colour and course height and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.									

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6.	MATS28	No work shall commence on the timber cladding of the development hereby permitted until details, including the design and fixing of the timber cladding including samples if so required have been submitted to and approved in writing by the Local Planning Authority. The materials used shall accord with the approved details and shall be maintained in that condition in perpetuity unless otherwise agreed with the Local Planning Authority.
7.	MATS00	All new garage doors hereby approved shall be of a vertical boarded, ledged, and braced timber design and side hung. Within six months of the date of their installation they shall be stained to match the colour of the rest of the timber garage and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.
8.	LNDS04	No trees, shrubs or hedges within the site which are shown as being retained on the approved plans shall be felled, uprooted, wilfully damaged or destroyed, cut back or removed without the prior written consent of the Local Planning Authority. Any work approved shall be carried out in accordance with British Standard 3998:2010 Tree Work – Recommendations. If any retained tree/hedge is removed, uprooted, destroyed or dies within five years of the completion of the development, it shall be replaced with trees, shrubs or hedge plants of a similar size and species unless the Local Planning Authority gives written consent to any variation
9.	LNDS06	No work shall commence to clear the site in preparation for the development hereby permitted until protective fencing to form a Tree Protection Zone has been installed around each tree or tree group to be retained, unless otherwise agreed in writing with the Local Planning Authority. The fencing shall comprise a secure vertical and horizontal framework of scaffolding supporting chestnut paling or chain link fencing no less than 1.3 metres in height (or of a specification to be agreed) and shall be positioned at a distance from the trunk as set out in accordance with guidance given in British Standard 5837:2012 Trees in relation to design, demolition and construction – Recommendations. No excavations for services, storage of materials or machinery, parking of vehicles, depositing or excavation of soil or rubble, lighting of fires or disposal of liquids shall take place within any area designated as a Tree Protection Zone. The protective fencing around each Tree Protection Zone shall not be removed or repositioned for the full duration of the development hereby approved without the prior written consent of the Local Planning Authority.
10.	LNDS00	The development hereby permitted shall be carried out in accordance with the Arboricultural Method Statement and Driveway Construction Method Statement set out in the Arboricultural and Landscaping Report carried out by Mark S Feather dated March 2018 and submitted to the NYMNPA on 19 March 2018.
11.	LNDS00	The final surface of the access and parking area hereby permitted shall be surfaced with gravel to match that of the existing driveway and the development shall not be brought in to use until the access has been surfaced in accordance with these details. The access surface shall be maintained in that condition in perpetuity.

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12.	MISC00	The grass verges immediately to the north of Lowdale Hall contain a rare planted named <i>Epilobium roseum</i> . All reasonably practicable measures shall be taken to ensure that the verges of the access track immediately north of Lowdale Hall are not disturbed during the construction of the garage and associated vehicle and parking areas.
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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
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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 RSUO03	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.	RSN GACS01	In order to comply with the provisions of NYM Core Policy A which seeks to ensure that new development does not detract from the quality of life of local residents.
5.	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.
6 & 7.	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.
8- 10.	RSN LNDS02	In order to comply with the provisions of NYM Core Policy C which seeks to conserve and enhance the quality and diversity of the natural environment.
11.	RSN LNDS03	In the interests of the satisfactory appearance of the development and in order to comply with the provisions of NYM Development Policy 3 which seeks to ensure that development proposals incorporate suitable hard landscaping details.
12.	RSN MISC02	In order to comply with the provisions of NYM Core Policy C which seeks to protect species protected under national and international legislation.

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Background

This application is for the construction of a 4 bay timber garage with a lean-to store to the side at Lowdale Hall, Sleights.

The application was originally submitted for the building to be located to the south east of the front elevation of the property set against the woodland edge, however following concerns with regard to the impact on the setting of the host Listed Building the application has since been amended. The proposed garage block is now located to the west of Lowdale Hall, adjacent to the start of the access drive and backing onto the public right of way. Due to this slightly more accessible location the design has been amended slightly to show three enclosed garages and one open car port.

The structure is required to provide garaging and storage for grounds maintenance equipment. It will be constructed of horizontal timber cladding with side hung timber doors and a slate roof. A small open fronted log store is proposed as a lean-to to the western end of the building. A new parking and access track is proposed off the existing drive to access the area in front of the garage. This will pass between the existing trees and will have a no-dig construction to ensure minimal impact on the tree roots. The final surface will be gravel to match the existing driveway.

Main Issues

DP19 is supportive of development within the domestic curtilage of dwellings which takes into account the special qualities of the National Park and architectural character of settlements. Amongst other things, development 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.

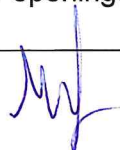
As Lowdale Hall is a Grade II Listed Building Core Policy G and Development Policy 5 also apply.

Core Policy G of the Local Development Framework seeks to ensure that the landscape, historic assets and cultural heritage of the National Park are conserved and enhanced, with particular protection being given to those elements which contribute to the character and setting of Listed Buildings.

Development Policy 5 of the Core Strategy and Development Policies Development only permits extensions or changes of use of a Listed Building, or the construction of any structure within its curtilage where such development will not have an unacceptable impact on the special historic or architectural interest, or the setting of the listed building.

Lowdale Hall is a Georgian property with an attached range of single and two storey outbuildings attached to the side but facing towards the rear courtyard. The detached range of outbuildings to the north side of the rear courtyard which forms the other side of this courtyard has recently been converted into holiday accommodation. Within the unconverted traditional buildings there are two vehicle sized openings however the applicant has stated that these are unable for use as garaging.

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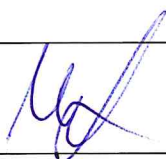
As originally submitted, when the application proposed the 4 bay garage block located forward of the principal elevation of the main house, the garage was considered to have a detrimental impact on the setting of the Listed Building. The application has since been revised following a site meeting between the applicants and the Planning and Building Conservation Officers. As a result of this an amended scheme has now been submitted which proposes the siting of a similar type of timber garage block to the west of the property. This will no longer be seen within the context of the Listed Building but is easily accessible by the applicant off the existing driveway. As this is lined by mature trees which add to the setting of the Listed Building, a low invasive vehicular access has been proposed to allow the access to cross between the existing trees. The surfacing of the new driveway and parking area will match that of the existing driveway.

Whilst the proposed garage is 4 bay with a leanto log store to one end and measures 11.5m by 5.4m and 5m to the ridge and therefore is substantial in size, as the construction is proposed to be timber with a slate roof to match the other outbuildings on site, it creates a subordinate appearance. The building is now to be sited in a location which shows as having been previously developed on historical maps and as this can be carried out without having a detrimental impact on the surrounding mature trees as well as the setting of the Listed Building and therefore all of the relevant policies of the NYM Local Development Framework are considered to have been accorded with and therefore approval to the revised scheme is therefore 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 recommended changes to the proposal to reduce its impact on the setting of the host Listed Building, so as to deliver sustainable development.

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