

## North York Moors National Park Authority

District/Borough: Scarborough Borough Council  
(South)  
Parish: Newby and Scalby

Application No. NYM/2017/0811/FL

**Proposal: change of use of land and construction of building for the purpose of dog grooming following demolition of existing garage**

**Location: Carrcroft  
Suffield Hill  
Suffield  
Scarborough**

**Decision Date: 16 January 2018**

### Consultations

**Parish** - The above application has been considered and concerns have been expressed.

With an earlier application for a home office, it was stated that there would be no increase in car number and NYCC Highways had no objections to the proposal; however they did comment that although the site had an existing access with the highway, the alignment was at an acute angle and vehicles would have to take care positioning themselves at the junction with the highway to maximise the available visibility.

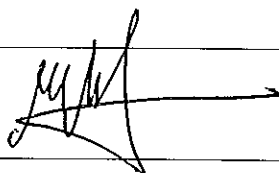
The current application will result in an increase in the number of vehicles going to and from the premises. The Parish Council is concerned about the additional number of vehicles using the existing access. This highway access serves two and the Council is worried that there will be more than one vehicle at a time parked/attempting to park in the customer parking bay shown which will result in an obstruction or cause a vehicle to be parked on Suffield Hill (which has very fast traffic coming downhill) and that vehicles will obstruct access to Longfield.

However, The Parish Council accepts that NYCC Highways (as the highway professionals and a statutory consultee) may have a differing view regarding the intensification of use, highway access and proposed parking arrangements.

**Highways** - There are no local highway authority objections to the proposed development, the existing constructed access is wide and although doubles back on itself, at the junction with the highway, it is aligned to allow vehicles to exit perpendicular to the carriageway thus maximising the visibility.

**Environmental Health Officer –**

Signature:



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**Others – Mr & Mrs Johnson, Highfield, Suffield Hill – Whole-hearted support.** There are few amenities here and this can only have a positive contribution to the local area, similar to other cottage industries in the National Park. A timber clad building of a similar size to the existing garage will be in keeping with the area and will not have a negative visual impact.

**Site Notice Expiry Date – 27<sup>th</sup> 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 style="width: 100%; border: none;"> <tr> <td style="width: 50%;">Document Description</td> <td style="width: 50%;">Document No. Date Received</td> </tr> <tr> <td>Proposed plans</td> <td>1250/02 Rev A 11 December 2017</td> </tr> </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	Proposed plans	1250/02 Rev A 11 December 2017
Document Description	Document No. Date Received					
Proposed plans	1250/02 Rev A 11 December 2017					
3.	RSUO0	The premises shall not be used other than as dog grooming facility or for domestic storage ancillary to the main house known as Carrcroft and shall form and shall remain as part of the curtilage of this main dwelling as a single planning unit and shall not be sold or leased separately without a further grant of planning permission from the Local Planning Authority.				
4.	GACS06	The dog grooming facility hereby permitted shall not be open to customers outside the hours of 0900 to 1800 Mondays to Friday, 0900 to 1400 on Saturdays, nor at any time on Sundays or Bank Holidays. Any variation to these hours will require a new grant of planning consent from the Local Planning Authority.				
5.	GACSO0	Other than downlights attached to the building hereby approved, 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.				
6.	MATS15	The roof of the development hereby permitted shall be clad with traditional, non interlocking, non pre-coloured natural red clay pantiles and shall be maintained in that condition in perpetuity unless otherwise agreed in writing with the Local Planning Authority.				

Signature:



Date:




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7.	MATS26	The external elevations of the outbuilding hereby approved shall, within three months of first being brought into use, be clad in horizontal timber boarding and shall thereafter be so maintained unless otherwise agreed in writing by 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.

**Reason for Condition(s)**

1.	TIME01	To ensure compliance with Sections 91 to 94 of the Town and Country Planning Act 1990 as amended.
2.	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.	RSU001	In order to enable the Local Planning Authority to retain control over future changes of use to the property which would otherwise be permitted by the Town and Country Planning (Use Classes) Order 2010 (or in any provision equivalent to that Class in any statutory instrument revoking and re-enacting that Order) or the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking and re-enacting that Order), and to comply with the provisions of NYM Core Policy A and NYM Development Policy 3, which seek to enhance and conserve the special qualities of the NYM National Park and ensure that development does not have an adverse effect on the amenities of adjoining occupiers.
4 & 5.	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.
6.	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.
7-9.	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.

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**Background**

The application site lies to the north of Suffield Hill within a small group of dwellings on the outskirts of Scalby. It is a former smallholding with a detached dwelling set back from the main road and a range of outbuildings, including a single rendered garage located adjacent the road at the top of the site. The site occupies an open hillside position with the land falling to the north.

This application seeks permission to replace the existing single garage at the top of the site and replace it with a building with a slightly wider footprint, to enable the applicant to operate a dog grooming salon from their property. There is further parking for the house at the bottom of the drive, adjacent the dwelling.

The replacement building would measure 5.2m long x 3.8m wide with a height to the eaves of 2.4m and to the ridge of 3.7m. It would be clad in horizontal timber boarding with a clay pantile roof.

The applicant's husband currently operates a business from home, with two people employed in the business, and planning permission was granted in 2017 to convert the double garage into additional office space to enable a small meeting room to be provided.

**Main Issues**

Core Policy H of the Local Development Plan seeks to strengthen and support the rural economy by providing local communities with a range of opportunities for entrepreneurship, education and training in various ways, including allowing new employment development in Whitby Business Park, service villages and local service villages.

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 and design are compatible with surrounding buildings; that the standards of design are high; 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 of the LDP 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 and that annex accommodation is ancillary to the main dwelling.

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The site already operates a rural business from the site, but this is based at the bottom of the drive, adjacent the host dwelling and therefore would not be competing for the parking provision at the top of the site adjacent this proposal. The proposed dog grooming business would be small in scale, with only the applicant operating from the proposed building. The scale of the development would itself be restricted by the size of the building.

The Highway Authority does not object to the proposals and it is considered that this addressed the Parish Councils concerns. Furthermore, it is not considered that this will result in a significant number of visitors which would result in harm to local amenities, and adequate parking space and turning is provided.

It is considered that the proposal is in accordance with Core Policy H which seeks to support rural businesses and the alterations would be in accordance with DP3 and DP19.

Consequently, approval is recommended.

**Explanation of how the Authority has Worked Positively with the Applicant/Agent****Approval (Amendments Requested and Received)**

The Authority's Officers have appraised the scheme against the Development Plan and other material considerations and recommended changes to the proposal including amendments to the roof design, so as to deliver sustainable development.

Signature: 	Date: 16/1/18
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