

North York Moors National Park Authority

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

Application No. NYM/2017/0827/FL

Proposal: alterations and construction of single storey rear extension

Location: Hobbin Ghyll, Hobbin Head Lane, Sleights

Decision Date: 24 January 2018

Consultations

Parish - No objection.

Natural England - No comments.

Site Notice Expiry Date - 03 January 2018.

Others - Susan Willmington, Redbarn, Littlebeck - Support the planned extension to this lovely house.

Director of Planning's Recommendation

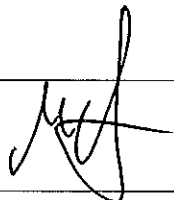
Approval subject to the following conditions:

- Standard Three Year Commencement Date**
The development hereby permitted shall be commenced before the expiration of three years from the date of this permission.
- 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	N/A	15 December 2017
Existing & Proposed Plans & Elevations	TM2017	29 November 2017

or in accordance with any minor variation thereof that may be approved in writing by the Local Planning Authority.
- Stonework to Match**
All new stonework used in the development hereby permitted shall match that of the existing building including the colour and texture of the stone and the method of coursing and pointing unless otherwise agreed with the Local Planning Authority.

Signature:



Date:

23/1/18

Application Number: NYM/2017/0827/FL

Informative

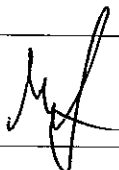
MISC INF01 Bats

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.

Reasons for Conditions

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. 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.

Signature:



Date:

23/1/18

Application Number: NYM/2017/0827/FL

Background

Hobbin Ghyll is a substantial stone and pantile bungalow located in a ribbon of sporadic development on the road that leads from Blue Bank, Sleights to Little Beck. The property is located on the east side of the road (which is at a slightly lower level than the west side) and is set back from the road with a small parking and manoeuvring area for vehicles.

The property is of hipped roof design with modest projections and dormers, again under hipped roofs. It is a typical c1930s design which, with the exception of replacement uPVC windows, is little altered. The property is surrounded by pasture with approximately ** acres in the applicant's ownership and used for grazing alpacas.

In 2017, planning permission was granted for the erection of a 10.7 metre by 7 metre field shelter in the north-west corner of the field immediately to the south of the property and its domestic curtilage. The field shelter is similar in appearance to equestrian field shelters are required for the welfare of the alpacas and for storage of food and bedding. The shelter is currently under construction.

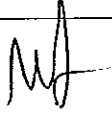
The current application seeks full planning permission for a single storey, glazed garden room extension, extending from the side/rear of the property and infilling the interior angle between the rear elevation of the property and an existing narrow, 9m side projection. The proposed extension measures approximately 5.04 metres by 7.3 metres and would be set in from both the side and rear walls. The extension would be constructed from matching stone with the side and rear elevations fitted with large plain window openings under a glazed, hipped lantern roof.

On the east side of the existing 9m projection is a modest hipped roof entrance porch, again set within the interior angle of the 'L' shape feature. Although this is constructed under a solid roof, the walls are almost fully glazed and add little to the character of the dwelling. It is therefore proposed to replace the porch structure with a similar lantern-roof entrance. Finally, minor modifications to the internal layout of the property and fenestration detailing are shown on the plans, some of which falls under permitted development.

Main Issues

The relevant policies contained within the NYM Core Strategy and Development Policy Document to consider with this application are; Development Policy 3 (Design) and Development Policy 19 (Householder Development).

DP3 seeks to maintain and enhance the distinctive character of the National Park by ensuring that the siting, orientation, layout and density of development preserves or enhances views into and out of the site and that the scale, height, massing, materials and design are compatible with surrounding buildings and do not have an adverse effect upon the amenities of adjoining occupiers.

Signature:		Date:	23/1/18
------------	---	-------	---------

Application Number: NYM/2017/0827/FL

DP3 also requires a high standard of design detailing which complements the local vernacular (whether it is traditional or contemporary) and which takes into account the safety, security and access needs for all potential users of the development whilst incorporating good quality sustainable design and a satisfactory landscaping scheme.

DP19 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.

The main issues are considered to be whether the proposed extension is in a position and of a scale, design and material which is compatible with the host property and its setting.

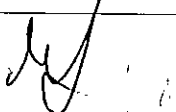
The host property occupies an isolated position with no immediate neighbours at either side. The closest residential property is on the opposite side of the road and approximately 45m south-west of Hobbin Ghyll. Consequently, the proposed extensions (which are planned for the north-east facing elevations of the host property) are not expected to result in any adverse impact on neighbouring amenity.

The design of the extension is typical for a modern 'sunroom' style extension. The scale and mass are considered to be appropriate for the host property and the scheme includes set-in elevations rather than walls that would be flush through with existing which is consistent with the advice contained within the Authority's adopted Design Guide. The use of matching materials, together with the design details above help to respect the character of the host property and by virtue of its position at the rear of the site, the extension ensures the main dwelling remains the dominant form. The use of a glazed lantern style roof keeps the proposed extension at a low height and the hipped design is again consistent with the character of the host property.

The proposed entrance porch, whilst of a matching design to the rear sunroom, is a less conventional design for its purpose at the front of the property. However, it is small scale and would replace an existing, poor quality structure. The property is set well back from the road and at a lower level with limited views into the site. Consequently, the proposed extension is not considered to result in an unacceptable form of development in this out of settlement and non-conservation area setting.

The Parish Council has no objection to the proposal and Natural England has raised no comment. Given there will be some demolition works of the existing porch and its roof, it is recommended that an informative is added to draw the applicant's attention to the legal protection of bats. The property is in open countryside with a number of large mature trees on site which could provide good foraging habitat for bat species.

A nearby resident has offered support to the proposal but no other representations have been made.


Signature: 	Date: 23/1/18
--	---------------

Application Number: NYM/2017/0827/FL

The proposed extensions and alterations are considered to be of size, scale, position and materials which are compatible with the host property and its setting. The proposed development is not expected to result in any deterioration of neighbouring residential amenity and the proposals are considered to comply with Development Policies 3 and 19 of the NYM CSDPD. Approval is recommended.

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

The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development, as set out within the National Planning Policy Framework.

Signature: 	Date: 23/1/18
--	---------------