

North York Moors National Park Authority

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

Application No. NYM/2018/0043/FL

Proposal: alterations, raising of roof height, construction of single and two storey extensions, alterations to garage to form additional living accommodation together with raised garden area, alterations to building to form plant room and creation of additional parking

Location: Hillside Farm, Littlebeck

Decision Date: 20 March 2018

Consultations

Parish – No objection with the following comments:

- Provided the development complies with the new NYMNP development plan we would support the application.
- We do have reservations in regard to the increased in traffic use of the narrow access road from Blue Bank bearing in mind the size and type of vehicles which are likely to be used to access this property.

Highways – No Local Highway Objections to the proposed development as the construction and alterations are to take place within the existing site only. It has an access with adequate visibility, will provide an increase in the amount of available parking space to meet the standards required in the Manual for Streets and has a large enough turning area within the site.

Environmental Health Officer – No objections on housing or Environmental Health Grounds

Natural England – No objections

Site Notice/Advertisement Expiry Date – 13 March 2018

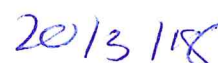
Others – Sue Willingham, Red Barn, Littlebeck Lane

This is a holiday cottage not a home. Now this application is for an even bigger holiday cottage. There are enough holiday cottages in Littlebeck Valley.

Signature:



Date:



Application Number: NYM/2018/0043/FL

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 style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="text-align: left;">Document Description</th> <th style="text-align: left;">Document No.</th> <th style="text-align: left;">Date Received</th> </tr> </thead> <tbody> <tr> <td>Location Plan & Proposed Elevations</td> <td>GMV-445-02-03 Rev B</td> <td>1 March 2018</td> </tr> <tr> <td>Proposed Plans and Views</td> <td>GMV-445-02-02 Rev A</td> <td>1 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	Location Plan & Proposed Elevations	GMV-445-02-03 Rev B	1 March 2018	Proposed Plans and Views	GMV-445-02-02 Rev A	1 March 2018
Document Description	Document No.	Date Received									
Location Plan & Proposed Elevations	GMV-445-02-03 Rev B	1 March 2018									
Proposed Plans and Views	GMV-445-02-02 Rev A	1 March 2018									
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.									
4.	MATS00	All stone work to be used within the columns of the dining room hereby approved shall be natural stone matching the local geology.									
5.	LNDS00	The development hereby permitted shall be carried out in accordance with the Tree Protection Measures set out in the Arboriculture Survey and Implication Study dated February 2018 prepared by JK Arboriculture.									

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.
2.	Please note that the footpath/track situated to the South East the development site hereby approved must be kept free from obstruction and open for use at all times before, during and after any works.

Signature:



Date:



Application Number: NYM/2018/0043/FL

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& 4.	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.
5.	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.

Background

Hillside Farm is located on an elevated site facing east across Littlebeck valley and is accessed by a tarmac drive which is approximately 500 metres long. In 2009 a new Game Keeper's dwelling and the machinery store was approved 300 metres up the access drive to the East of the existing dwelling to which this application relates.

The landscape on the west side of the valley is made up of small grass fields, hedgerows with mature trees and copses interspaced with individual groups of buildings. Buildings in the valley are quite sparse, but domestic buildings are generally of two storeys with associated single storey outbuildings. Stone and pantile are the dominant materials.

Hillside Farmhouse is a traditional stone built property that has been extended and altered over time, probably being originally farm cottages with an attached barn. The property is linear in nature with the barn now incorporated to make a large family dwelling. The property is used as a shooting lodge and also let out as a country retreat. At present the property comprises 5 bedrooms and associated bathrooms, living areas, dining room and kitchen. Under this application permission is sought for alterations which include raising of roof height, construction of single and two storey extensions, alterations to garage to form additional living accommodation together with raised garden area, alterations to building to form plant room and creation of additional parking.

This application seeks a rationalisation of the layout to increase sleeping accommodation to 9 bedrooms. This is achieved by increasing the roof height and gable width of the main section of the property, therefore resulting in more of a farmhouse rather than cottage appearance. The application also includes the conversion of the existing garage and the provision of a contemporary side extension for use as a dining room to allow all guests to be able to sit at the same table. The roof deck created above this area will be accessible and provide better views out across the surrounding countryside.

Alterations to the external space will allow for better use of the enclosed rear garden area, increased parking provision and the creation of a plant room in the location of other existing ancillary sheds.

Signature: 	Date: 2013/18
---	------------------

Application Number: NYM/2018/0043/FL

A tree report has been submitted with the application which indicates the location for protective fencing during development and also the recommended alignment for the pipe run for the heating system to ensure that it does not have an adverse impact on the existing mature trees in the surrounding area.

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

Hillside Farmhouse is visible from the road down to Littlebeck and whilst it sits quietly in the hillside its form does not have any architectural merit due to the number of alterations it has undergone in the past without planning permission. This application will alter the appearance of the property from a cottage to a farmhouse with an increased gable width, roof height and the length of the two storey element of the main frontage, however the proposals are considered to improve the character of the existing property. The proposed side extension has been pulled back off the front elevation to increase subservience and the barrier to the roof deck has been changed from glass to metal railings to reduce its visibility in the wider landscape.

As a result of the proposed dining room extension the existing garage will now be attached and will be converted into additional accommodation which is considered to be acceptable. The works proposed with the rear garden area are also considered to be acceptable due to the fact that the property is built into the hillside, this area is not visible from out with the site.

A resident of the valley has raised concerns with regard to the proposal stating that it is making an existing holiday cottage even bigger. The property is a residential property with an unrestricted use and therefore it is up to the applicant now they wish to occupy or let it. From a planning point of view we can only consider the scale and appearance of the proposal which in this instance is considered to be acceptable to the Planning and Highway Officers.

The scale, height, form, position and design of the proposed scheme does not detract from the character of the original dwelling and its setting and therefore approval is recommended in line with Development Policy 19 of the NYM Local Development Framework.

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 increase the subservience of the proposed side extension, so as to deliver sustainable development.

Signature: 	Date: 2013/18
---	------------------