

TOWN AND COUNTRY PLANNING ACT 1990
YORKSHIRE DALES NATIONAL PARK AUTHORITY
(Local Planning Authority)

**NOTICE OF DECISION OF PLANNING AUTHORITY ON APPLICATION FOR:
PERMISSION TO CARRY OUT DEVELOPMENT**

To: Mr S Craven
Stephen Craven Building Design Ltd

Decision No: C/23/47F

The above named Authority being the Local Planning Authority for the purposes of your application received on 05/01/2017 for full planning permission for alterations and extensions to dwelling to provide garage and garden room; and conversion of outbuildings to form additional living accommodation at Brookside Cottage, Back Lane, Cracoe, SD977600 have considered the said application and have GRANTED permission for the proposal subject to the following Conditions:

1. The development hereby permitted shall be begun (as defined by Section 56 of the Town and Country Planning Act 1990) before the expiration of three years from the date of this permission.
2. The development hereby permitted shall be carried out in accordance with the details submitted with the application, including the following plans and drawings:
 - Proposed elevations (drawing no. 07 revision C), Proposed floor plans (drawing no. 05 revision C), Proposed sections (drawing no. 05 revision B) all as received on 22nd February 2017,
 - Bat survey report and Location plan (drawing no. 09 revision A) as received on the 5th January 2017.
3. The external stone walls of the extensions hereby approved shall be constructed in local natural stone laid and pointed to match in type, style, colour and texture the existing walls of Brookside Cottage, Cracoe as at the date of this permission and shall be retained as such thereafter.
4. All new lintels, sills and jambs shall be of natural stone and shall match those surviving original examples within the existing building at the date of this notice, in terms of type of natural stone, colour, dimensions, surface texture and tooling to the external finish. The surrounds shall be retained as such thereafter.
5. The window frames and doors shall be constructed from timber and recessed by a minimum of 100 mm from the external face of the wall in which they are set. The window frames and doors shall be retained as such thereafter.
6. The materials to be used as the exterior roof covering of the extensions and alterations hereby permitted shall be local natural stone of the same size, texture, colour and coursing as those existing on Brookside Cottage, Cracoe at the date of this permission and shall be retained as such thereafter.

Date: - 6 MAR 2017

Redacted by YDNPA

KW

.....
Designation

HEAD OF DEVELOPMENT MANAGEMENT

FOR NOTES AND RIGHTS OF APPEAL SEE OVERLEAF

RIGHTS OF APPEAL

1. If an applicant is aggrieved by the decision of the Local Planning Authority to refuse permission for the proposed development, or to grant permission or approval subject to conditions, they may appeal to the Secretary of State for the Environment (The Planning Inspectorate) in accordance with Section 78 of the Town and Country Planning Act 1990, within 6 months of the date of this notice. **NB this reduces to within 12 weeks of the date of this notice if it is a refusal of a Householder or Minor Commercial application (this would be shown at the top of the notice).** The Secretary of State has power to allow a longer period for the giving of a notice of appeal, but he/she will not normally be prepared to exercise this power unless there are special circumstances which excuse the delay in giving notice of appeal. The Secretary of State is not required to entertain an appeal if it appears to him/her that permission for the proposed development could not have been granted by the Local Planning Authority, or could not have been so granted otherwise than subject to the conditions imposed by them, having regard to the statutory requirements (including reference to office and industrial development) to the provisions of the development order, and to any directions given under the order.
2. If permission to develop land is refused or granted subject to conditions, whether by the Local Planning Authority or by the Secretary of State for the Environment, and the owner of the land claims that the land has become incapable of reasonably beneficial use in its existing state and cannot be rendered capable of reasonably beneficial use by the carrying out of any development which has been or would be permitted, they may serve on the Local Planning Authority a purchase notice requiring the Council to purchase their interests in the land in accordance with the provisions of Part VI of the Town and Country Planning Act 1990.
3. In certain circumstances, a claim may be made against the Local Planning Authority for compensation, where permission is refused or granted subject to conditions by the Secretary of State on appeal or on reference of the application to him/her. The circumstances in which such compensation is payable are set out in Part V of the Town and Country Planning Act 1990.

NOTE:

If you wish to exercise your right of appeal as mentioned above, you can do so online at <http://www.planningportal.gov.uk/planning/appeals/online/makeanappeal> or on the appropriate form obtainable from:

The Planning Inspectorate
Customer Support Team
Room 3/13 Kite Wing
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Telephone: 0303 444 5000 Fax: 0117 372 8782

The Inspectorate will publish details of your appeal on the internet (on the Appeals area of the Planning Portal). This may include a copy of the original planning application form and relevant supporting documents supplied to the local authority by you or your agent, together with the completed appeal form and information you submit to the Planning Inspectorate. Please ensure that you only provide information, including personal information belonging to you that you are happy will be made available to others in this way. If you supply personal information belonging to a third party please ensure you have their permission to do so. More detailed information about data protection and privacy matters is available on the Planning Portal.

(approval/refusal)

Continuation Sheet 1

C/23/47F

7. All rainwater goods and other external pipework, including fixings, shall be coloured black and shall be fixed direct to the masonry of the building using rise and fall brackets or equivalent fixings and shall be retained as such thereafter.
8. The rooflights in the approved development shall be of 'conservation style', fitted flush with the adjoining roof surface and shall not project above the plane of the roof. The rooflights shall be retained as such thereafter.
9. Notwithstanding the provisions of Classes A, B, C, D, E, G & H of Part 1 and Class C of Part 2 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking, re-enacting or modifying that Order, no development of the description in these classes including enlargements, improvements or alterations, addition or alteration to the roof, porch, the installation of gas or oil container, a microwave antenna or flue shall be carried out on the site except in accordance with a planning permission granted by the Local Planning Authority.
10. Notwithstanding the provisions of Classes A, B, E, F and G of Part 14 of Schedule 2 of the Town and Country Planning (General Permitted Development) Order 2015 or any Order revoking or re-enacting that Order, no development of this description in these classes including the installation, alteration or replacement of solar pv or solar thermal equipment on the dwellinghouse hereby approved or a building situated within the curtilage shall be carried out on this site, except in accordance with a planning permission granted by the Local Planning Authority.
11. Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 2015 (or any order revoking, re-enacting or modifying that order), no windows [other than those expressly authorised by this permission] shall be inserted into the dwelling hereby approved.
12. Within 6 months of the completion of the development hereby permitted 2 x bat or wild bird boxes shall have been installed on the approved extension or the original dwelling. The bat or wild bird boxes shall be retained as such thereafter, unless details of an alternative biodiversity enhancement measure are first submitted to and agreed in writing by the Local Planning Authority.

Reason(s):

1. To comply with the requirements of Sections 91-93 of the Town and Country Planning Act 1990 (as amended).
2. To define the plans and information to which permission relates.
- 3, 4, 5, 6, 7, 8. In the interests of visual amenity in accordance with policies SP2 and SP4 of the adopted Yorkshire Dales Local Plan (2015).
9. In the interests of visual and neighbouring amenity with regard to the potential impact of further 'permitted development' relating to the extension and alteration of a substantially extended dwellinghouse, in accordance with policies SP2 and SP4 of the adopted Yorkshire Dales Local Plan (2015).
10. In the interests of visual and neighbouring amenity with regard to the installation and alteration of renewable energy technology and appliances within the curtilage of a traditional building, in accordance with in accordance with policies SP2 and SP4 of the

Continuation Sheet 2

C/23/47F

adopted Yorkshire Dales Local Plan (2015).

11. In order to protect the amenity of neighbouring properties and the character of the traditional building in accordance with policies SP2 and SP4 of the adopted Yorkshire Dales Local Plan (2015).
12. In the interests of ecological enhancement in accordance with policy W2 of the Yorkshire Dales Local Plan (2015).

Notes to Applicant:

Notes to Applicant:

This Authority has acted positively and proactively in dealing with this application by determining it without delay and by using planning conditions to ensure the development is acceptable with regard to its visual impact. The application has been determined in accordance with Local Plan (2015) policies and the presumption in favour of sustainable development set out in the National Planning Policy Framework (2012).

NOTE:-

No consent, permission or approval hereby given absolves the applicant from the necessity of obtaining the approval, under the Building Regulations, of the District Council in whose area the site of the proposed Development is situated; or of obtaining approval under any other Bye-Laws, local Acts, orders, regulations and statutory provisions in force; and no part of the proposed development should be commenced until such further approval has been obtained.

DCPermitRpt

YORKSHIRE DALES NATIONAL PARK AUTHORITY

Application No:	C/23/47F	
District:	Craven	
Parish:	Cracoe	
Applicant's Name:	Mr & Mrs S Walton,	
Grid Ref:	SD97756000	
Received by YDNP:	05/01/2017	Officer: Adam Perry

PROPOSAL: full planning permission for alterations and extensions to dwelling to provide garage and garden room; and conversion of outbuildings to form additional living accommodation

LOCATION: Brookside Cottage, Back Lane, Cracoe

CONSULTEES

Cracoe PM No response received.
Wildlife Conservation Officer No objection.

PUBLIC RESPONSES

No public or other responses received.

RELEVANT PLANNING POLICIES

W1(15) - Wildlife sites, species and networks
W2(15) - Biodiversity enhancement
SP1(15) - Presumption in favour of Sustainable Development
SP2(15) - National Park Purposes
SP4(15) - Development Quality

OFFICERS' OBSERVATIONS

PROCEDURAL

The application has been publicised by a site notice dated 12th January 2017 and neighbours were consulted at 8 nearby properties including Daleside Barn, Fossett Barn, Greystones, East Cottage, Brookside House and Orlig Croft. The proposal was amended from the original, with regard to the reduction in size of a proposed south west elevation lean-to extension.

KEY ISSUES

Principle of development: The proposal is for full planning permission for alterations and extensions to Brookside Cottage to provide a garage and garden room and to convert existing outbuildings to form additional living accommodation in the form of a bedroom.

The proposal closely replicates previously approved extensions and alterations to the property consented between 2004 and 2011. The original permission has been part implemented, as a result of the conversion of the part of the ground floor to living accommodation (ref. C/23/47C).

The proposed extensions include:

- The replacement of the existing sunroom conservatory,
- The enlargement of a single storey outbuilding including inserting a pitched roof,

- Providing a 1 ½ storey side extension, including a single storey rear projection.

The extension would be constructed in materials, style and form to match or replicate the existing dwelling.

Extensions to residential properties are acceptable in principle, subject to detailed consideration of the proposals with regard to their impact upon the character and appearance of the National Park, neighbouring residential amenity and the protection of wildlife in accordance with adopted policies SP2, SP4 and W2 of the Yorkshire Dales Local Plan (2015).

(a) Impact on residential amenity of neighbours:

Brookside Cottage is surrounded by other residential properties. With regard to residential amenity, the most directly affected properties would be East Cottage to the north of the property, and Brookside House which is located to the south. In addition the extensions to the south west of the property would be seen from Orlig Croft (a dwelling situated to the north west of Brookside Cottage) and from Fosset Barn to the north east.

North east elevation extension

The main amenity issues arise from the 1 ½ storey height extension to the eastern end of the property. The ground floor level of this extension, which was previously found to be acceptable when considered with regard to an earlier development plan document, is set below existing ground levels. The ridge and eaves heights are also set well below the dwelling. There is an existing high boundary hedge between East Cottage and Brookside Cottage that would largely screen views of the further extension to the north eastern elevation of Brookside Cottage.

The extension would be separated from Fosset Barn by the existing narrow track. Although there would be some additional impact on the outlook from this property, it would not result in a significant change to the current situation. This is because of the existing position of the two storey portion of Brookside Cottage, the oblique outlook towards Brookside Cottage from Fosset Barn and because the extension is set down from the main roof ridge of the property.

Other than a single roof light in the lower rear roof slope, the upper portion of the building would have no external openings. The extension would be positioned away from shared neighbouring boundaries, except for the single storey projection to the rear of the garage. The proposals would not therefore result in any undue adverse impact upon nearby neighbouring properties in terms of any loss of privacy, physical overbearing affects or loss of existing outlook.

Alterations to outbuildings and sunroom

The proposed alterations affecting the existing south west elevation outbuildings and sunroom, including the introduction of a pitched, would not result in any significant increase in the height or overall size of these elements of Brookside Cottage. The bedroom within the re-configured outbuilding would have an outlook facing north into the garden of Brookside Cottage and a single roof light. Despite a close physical relationship, the extensions to the south west of the property would not because of their scale and similarity to the existing sunroom size cause any undue adverse impact upon either Orlig Croft or Brookside House in terms of any loss of privacy, physical overbearing affects or loss of existing outlook.

(b) Impact on character and appearance of the area and National Park:

The design and scale of the extensions reflect very closely a previously approved and part implemented development at the site. Whilst the development is a further addition to what was originally a modest cottage, the extensions form a replacement of an existing sunroom, a modest addition to an existing outbuilding group built in an appropriate style and a further side extension. Although a considerable addition, the garage extension remains subordinate to the main property including the more recent additions to the north east of Brookside Cottage in terms of its height and form. The extension is to be constructed in matching materials and style.

Overall the proposals would respect and remain subservient to the existing building. The extension would not be a prominent addition to the street scene and in terms of its form and size would not detract from the appearance of Brookside Cottage, which is positioned centrally within its own curtilage.

(c) Protected species: A protected species survey report has been submitted with the application.

This report confirms that following a recent house fire the property no longer has potential to support bat roosting because of damage to the ceiling and roof of the building. The single storey outbuildings and conservatory to be altered have limited potential for supporting bat roosts or other activity. No evidence of bat activity, or other protected species was found when the site was inspected. Mitigation measures are not recommended or considered reasonable because of the demonstrated negligible impact upon bats and other protected species as a result of the development proposal.

Policy W2 of the Local Plan (2015) requires new development that would have an impact on biodiversity to make a proportionate on-site contribution to wildlife enhancement, in accordance with Table 7 on page 89 of the Local Plan. In this case, the enhancement measure should be in the form of nesting/roosting boxes for wildbirds or bats. Any condition can be worded to allow scope for alternative wildlife habitat enhancement should the applicant desire an alternative provision.

ANALYSIS AND MATERIAL CONSIDERATIONS

The extensions amount to a further development of a previously modest cottage. The extensions would not be significantly greater than those already present or approved. The extensions have been carefully designed to ensure the height of the garage does not cause any significant overbearing impacts upon nearby neighbours. The lack of openings within the first floor of the side extension ensures the privacy of neighbouring properties would be protected.

The proposals are considered to be sympathetic and subordinate to the appearance of Brookside House. The design, siting, materials and finishes proposed are appropriate to the context of the site and would not have any wider landscape impact. The proposal does not give rise to any undue impacts upon protected species and the proposed extension therefore satisfies the objectives and accords with policies SP2, W1, W2 and SP4 of the adopted Yorkshire Dales Local Plan (2015).

RECOMMENDATION

It is recommended that permission is granted subject to conditions.

Determination of this application is within powers delegated to Officers by virtue of the Authority's Scheme

Redacted by YDNPA

~~_____~~
Signed by Case Officer

Date

3/3/2017

Redacted by YDNPA

Principal Planning Officer

Date

6/3/2017