

HOUSEHOLDER APPLICATION
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 D Ward

Decision No: R/56/200B

The above named Authority being the Local Planning Authority for the purposes of your application received on 03/01/2017 for full planning permission for erection of single storey garden room extension at Tow Hill, Snaizeholme, Hawes, SD829867 have considered the said application and have REFUSED permission for the proposed development for the following reasons:-

1. In the opinion of the Local Planning Authority, the proposed development by virtue of its siting and form would result in an incongruous addition that is harmful to the historic character and appearance of the dwelling that would further remove a feature of historical and architectural importance. The proposed development is considered to be contrary to criterion a & b of policy SP4 and L1 of the adopted Yorkshire Dales Local Plan (2015 - 2030)

Notes to Applicant:

The Local Planning Authority has acted positively and proactively in determining this application by identifying matters of concern with the proposal and advising the agent. However, the issues raised are so fundamental to the proposal that it has not been possible to negotiate a satisfactory way forward and due to the harm which has been clearly identified within the reason(s) for the refusal, approval has not been possible.

DCRefuseRpt

Redacted by YDNPA

Date: - 3 MAR 2017

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)

YORKSHIRE DALES NATIONAL PARK AUTHORITY

Application No:	R/56/200B	
District:	Richmondshire	
Parish:	Hawes	
Applicant's Name:	Mr & Mrs Williams,	
Grid Ref:	SD82958675	
Received by YDNP:	03/01/2017	Officer: Michelle Clowes

PROPOSAL: full planning permission for erection of single storey garden room extension

LOCATION: Tow Hill, Snaizeholme, Hawes

CONSULTEES

Hawes & High Abbotside PC No comments received.

Hawes and High Abbotside Ward No comments received.

PUBLIC RESPONSES

None to date.

RELEVANT PLANNING POLICIES

L1(15) - Heritage assets
SP2(15) - National Park Purposes
SP4(15) - Development Quality

OFFICERS' OBSERVATIONS

PROCEDURAL

The application has been publicised by: site notice dated 20th January 2017 and neighbours were consulted (see list on file).

The proposal has not been amended from the original.

KEY ISSUES

(a) Principle of development:

Consent is sought for the erection of a single storey extension to the principal elevation of the existing dwellinghouse. The proposed extension would measure 5.75m wide by 3.8m deep by 2.5m to the eaves and 4m to the ridge of the dual pitched roof. It would provide addition living accommodation in the form of a ground floor garden room. Policy SP4 of the adopted Local Plan (2015 – 2030) permits new development such as residential extensions subject to criteria relating to design, transport, human safety and amenity and environmental safeguarding. Policy L1 seeks to protect undesignated assets and will only permit new development where their significance would be preserved.

(b) Siting & Design

The property in question appears on the 1st ed. 6" OS map. Historically it was a farmhouse with attached barn and cart shed to the south which has been converted/rebuilt in the last 30 years into a separate dwelling. The farmhouse represents the earliest surviving phase in the development of this building group. The extent of the original farmhouse is indicated by the line of quoins on the front

elevation which corresponds with a distinct change in the masonry in the opposite elevation. This indicates that an additional bay was added to the north of the farmhouse in the early or mid 19th century probably for use as a cow house/byre which has since been converted into additional living accommodation. The overall plan form of the property with a full height outshot to the rear suggests that it is earlier than the 19th century and was extended from a single plan to a 1.5 pile plan during the 18th century to provide a staircase in the outshot. Given its age and form the property has historical and architectural significance.

The proposed development results in the loss of half of the existing lean – to pantry on the front elevation of the existing property. The external doorway has full stone surrounds of likely 18th century origin which it is thought may have been re – used from an earlier building as the lean – to structure itself is thought to be late 19th or early 20th century in age. The lean – to pantry is also unusual in that the front elevation slopes at an angle with the eaves projecting out beyond the footprint of the structure.

The proposed extension does not respect the simple vernacular character and form of the front elevation of the host dwelling. The design of the roof in particular with a forward facing gable would be in stark contrast with the deliberate south - west/north – eastern alignment of the historic farmstead. The small flat roof parapet wall to the left hand side of extension also amounts to poor design that is likely to result in rainwater being trapped between the extension and the neighbouring property. When viewed from the side elevation the proposed extension would have a large scale and form which serves to detract from the simple and more slender proportions of the host property. Consequently the proposal would result in an incongruous form of development causing harm to the character and appearance of the dwelling contrary to criterion a & b of the adopted Yorkshire Dales Local Plan (2015 – 2030). It is however considered that a more traditional lean – to extension to either the front or side of the dwelling could provide an opportunity to extend the property whilst respecting the existing building. Unfortunately, the agent has not responded to the suggestion to amend the scheme.

(c) Impact on residential amenity of neighbours:

Pennine Cottage is the attached semi – detached property to the south – west. This property benefits from a large single storey lean – to addition on the south – eastern elevation. The proposed extension would adjoin the side elevation of this lean – to but not project out any further. For this reason, it is considered that no harm would be exerted on the neighbouring property in terms of a loss of light or privacy. The new extension would not be over dominant given its single storey nature. In this regard the proposal is considered to comply with criterion n of policy SP4 of the adopted Yorkshire Dales Local Plan (2015 – 2030).

(d) Impact on highway safety

The proposed development is located to the front of the property and would not result in the loss of any existing car parking. The proposal would not impact on highway safety (criterion g & k of policy SP4 of the adopted Local Plan 2015 – 2030).

PARISH COUNCIL COMMENTS

See consultation section above.

ANALYSIS OF MATERIAL CONSIDERATIONS

The proposed development due to its siting and dominant roof form would result in visual harm to the historical character and appearance of the existing dwelling. The proposed development would also result in the loss of an important architectural and historical feature which helps to indicate the age and development of the building. For these reasons it is considered that the proposed development would be contrary to criterion a & b of policy SP4 and L1 of the adopted Yorkshire Dales Local Plan (2015 – 2030).

RECOMMENDATION

It is recommended that permission is refused.

Determination of this application is within powers delegated to Officers by virtue of the Authority's Scheme of Delegation and Committee Terms of Reference January 2015 (section C7).

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Signed by Case Officer

Date 2.3.17.

Redacted by YDNPA

Principal Planning Officer

Date 3.3.17.