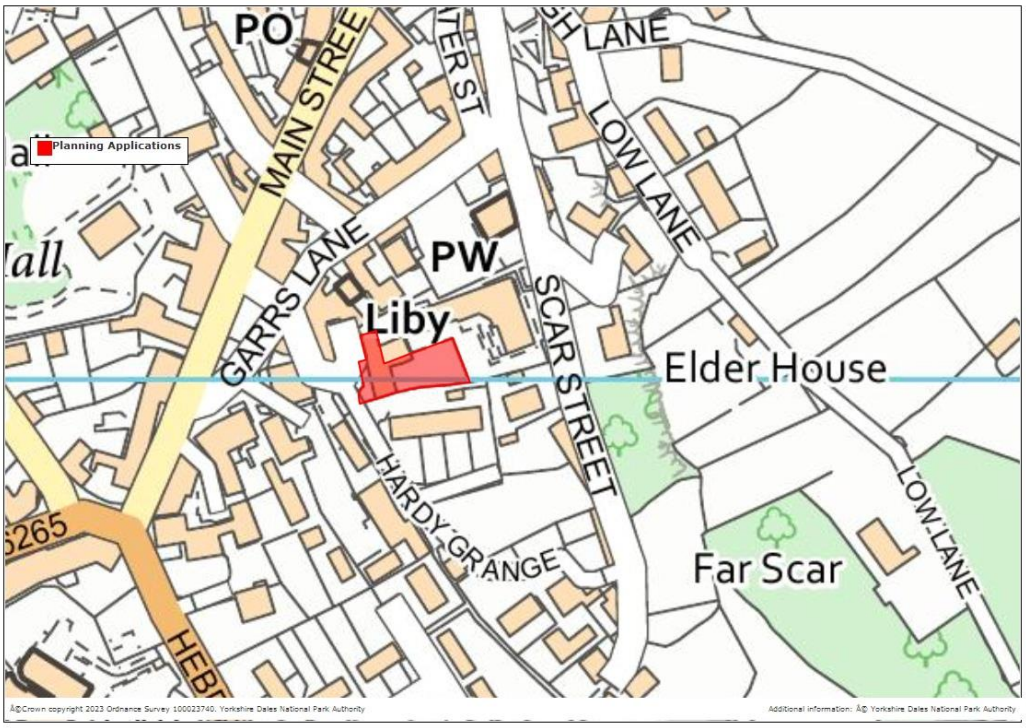
YORKSHIRE DALES NATIONAL PARK AUTHORITY

Committee:	Planning	**Parish:**	Grassington
Date:	30th May 2023	**Officer:**	Wendy Thompson
Applicant:	Mr & Mrs Scholey	**Application No:**	C/33/532B
Site Address:	1, Hardy Grange, Grassington, Skipton, BD23 5AJ		
Proposal:	Householder planning permission for erection of extensions to the side and rear		



REASON FOR COMMITTEE CONSIDERATION

1. This application is reported to Committee for the following reason: this type of application is not within the scope of the powers delegated to the Head of Development Management. The has been submitted by an employee of the Authority and an objection has been received. (Scheme of delegation part C7.1 (b))

APPLICATION SITE

2. 1, Hardy Grange, Grassington, is a substantial stone-built property with a stone slate roof. It has small pained mullioned windows and whilst it is of some age, it is not listed, but is a non-designated heritage asset. There is a timber faced, stone built single storey, flat roofed garage which runs to the side of the building which has a store built onto the back of it that projects into the rear garden. Owing to changes in land levels the garden and store are about 0.8m higher than the ground floor of the house and there is a patio at the lower level.

3. The rear garden is quite large and is bounded by a tall stone wall. It is overlooked on three sides by other properties on Hardy Grange and Gills Top Care Home. There are no public views into the rear garden. The nearest neighbour is at 3 Hardy Grange directly to the south of the application site. This property has been extended in the past with a two-storey side and single storey rear extension. It has four windows on the upper floor, one of which appears to be a bathroom and the others are bedrooms. The access to it is taken from a driveway adjacent to the application site. The boundary wall at this point between the two properties is approx. 2.0m in height.

4. The application site is within the Grassington Conservation Area. Section 69 of the Planning (Listed Buildings and Conservation Areas) Act 1990 defines Conservation Areas as 'areas of special architectural or historic interest the character or appearance of which it is desirable to preserve or enhance'. Section 72 places a duty on planning authorities in that "special attention shall be paid to the desirability of preserving or enhancing the character or appearance of that area" when it considers proposals for development in the conservation area.

PROPOSAL

5. This application is for the erection of an extension to the side and to the rear of the house. The land to the rear of the kitchen will be excavated and the existing steps moved outwards to accommodate the new rear extension keeping it at a lower level. This would project by 2.8m, be 4.0mm wide and will be 2.7m high. The roof would be flat, planted with sedum and a flat roof light in it. It will have a tri-fold door in the garden facing elevation and a single door facing a paved area where the repositioned garden steps will be. The extension will clad with dark timber to match the bathroom.

6. The proposed side extension will be built inside of the existing boundary wall, which is to remain. It will be built up over the existing garage and will provide a store and utility room on the ground floor and a dressing room and bathroom on the upper floor. Its roof line is lower than that of the main house and the front wall is set slightly back from the front elevation of the existing house. The side extension will be built of reclaimed local stone, pointed with lime mortar and the roof tiles will be stone slate, all to match the existing house. It will be slightly recessed so that the stone quoins on the existing house retain their prominence and a timber beam will be placed over the garage to replicate the beam over the garage doors at the other end of the building.

RELEVANT PLANNING HISTORY

7. The following applications are relevant:

C/33/532 Householder planning permission for erection of two storey rear extension to provide enlarged bathroom over utility room Approved – 29/08/2019.

C/33/532A Householder planning permission for erection of two storey rear extension to provide enlarged bathroom over utility room Approved – 29/10/2019.

CONSULTATIONS

8. The comments of statutory and non-statutory consultees are summarised below:

Grassington Parish Council – Grassington Parish Council cannot unanimously agree on comments to this application.

Senior Historic Environment Officer – In relation to the concerns raised by a neighbour relating to this application, there is no data on the Historic Environment Record about the site in question being a possible monastic grange; and it was not listed as one related to Bolton Abbey (which is considerably closer to Grassington than Fountains Abbey), it is considered that the wall probably dates from the 17th century construction of the house on Scar lane, which is now divided in to two.

The neighbour asks that the existing wall remain separated from any new build, which is supported if practically possible. On the basis of the available historical evidence, there is no justification for any archaeological intervention to this proposal.

Area Ranger - Proposed development does not affect the PROW no 05.57/30

PUBLIC RESPONSES

Neighbour/interested parties' responses received: 2

9. Advertised by site notice and neighbour notifications. Two letters of objection from one local resident have been received; summarised the comments contained in them are as follows:

    - It is not clear what will happen to the existing boundary will between 1 Hardy Grange and 3 Hardy Grange. The wall should be kept clear and not affected by the development.
    - The plans are unclear.
    - The boundary wall is historical and has monastic origins in conjunction with Fountains Abbey and may be listed.
    - The first-floor extension would be visible from Nos 3,5,7 and 9 Hardy Grange and would be large and overbearing.

ASSESSMENT

Key Issues:

- Planning policy
- Visual Impact
- Impact on Heritage Assets
- Impact on neighbours
- Biodiversity enhancements
- Parish Council comments
- Equality Act

PLANNING POLICY

10. The relevant Local Plan policy is SP4 which relates to “Development Quality”. Part (a) requires new development to be informed by and respond positively to the site, its surrounding context and landscape setting so that the scale, height, proportions, massing, form, materials and appearance are sympathetic and complementary. Part (b) of Policy SP4 requires new development to conserve or enhance the historical character of a site and its setting. Part (n) refers to the amenity of neighbours and states that new development should “respect that amenity of neighbours”.

11. Policy L1 relates to Heritage Assets, the Grassington Conservation Area, the house and surrounding boundary wall, a non-designated heritage asset . This policy allows new development that conserves or enhances the historic significance of the Conservation Area and permits development that affects non designated heritage assets where its significance will be conserved. If harm will result from the proposal, it should be demonstrated that reasonable efforts have been made to minimise harm.

VISUAL IMPACT

12. The proposed rear extension will be built of contemporary materials which will complement the existing bathroom extension on the first floor. The rear extension will not be seen from any public viewpoints and whilst it can be viewed from surrounding properties, it is discreetly sited and will not be unduly large or prominent. The proposed side extension would be built of materials to match the original house. The design has been amended so that it is set back from the front elevation and would be subservient to the main house clearly retaining the important stone quoins on the corner. The proposed development therefore accords with Policy SP4 part (a) of the Local Plan and with guidance contained within the Design Guide.

IMPACT ON HERITAGE ASSETS

13. There are two heritage issues with this application, the first is the impact on the Grassington Conservation Area. The extension, as discussed above, has been designed so that it is subservient to the main house and, the main visible element is to be built of complementary materials. The design of the side extension is consistent with the rest of the house and would conserve the character of the Grassington Conservation Area.

14. The second is the impact of the development on the stone boundary wall and the house, both non designated heritage assets. It has been alleged that the wall has monastic origins and has associations with Fountains Abbey. This has been researched by the Authority’s Heritage Team and has been found not to be the case, and the wall looks to be from the 17th Century. Notwithstanding this, it is a non-designated heritage asset. The applicant has confirmed that the new supporting wall will be built inside of the existing wall and will remain in situ, a condition has been suggested to ensure that the wall is repaired if it is damaged during construction works. The extension will conserve the historic significance of the house itself and the proposed development accords with Policy L1 of the Local Plan.

IMPACT ON NEIGHBOURS

15. The proposed rear extension would be set down and so would have no direct impact on the amenity of neighbours. The proposed side extension has been designed so that there are no windows in the gable elevation that may overlook neighbouring properties. There is a window in the rear of the new extension, but it is a bathroom window and is likely to be opaque glass. To prevent any future overlooking issues, a condition can require permission for any new windows to be built in the extension. The side extension would be

9.5m from the rear of the neighbouring property but as the application site is directly to the north of the neighbouring dwellings, the extension is unlikely to lead to a loss of direct sunlight into those properties. The proposal will bring the two storey element of the house closer to the adjacent properties but it is considered that any effect on the enjoyment of those properties by way of an overbearing effect would be slight and not to an extent that would warrant a refusal of this application. As such the proposal accords with Policy SP4 of the Local Plan.

BIODIVERSITY

16. To provide additional biodiversity enhancement opportunities, a condition has been added that requires the siting of bird and bat boxes on the property to comply with Policy W2 of the Local Plan.

PARISH COUNCIL COMMENTS

17. Grassington Parish Council's comments are noted above. Whilst the Council does not appear to have unanimously agreed to support this application, it has not objected to it.

EQUALITY ACT

18. The Authority has a duty under s.149 of the Equality Act 2010 to have regard to the need to eliminate discrimination and advance equality of opportunity between persons who share a relevant characteristic and persons who do not share it. The relevant characteristics are age; disability; gender reassignment; marriage and civil partnership; pregnancy and maternity; race; religion or belief; sex and sexual orientation.

19. It is considered that there are no overt reasons why this proposal would affect anyone with the protected characteristics such that the application should be permitted or refused on equality grounds.

CONCLUSION

20. The proposed extension has been amended in its design. The proposed extension will complement the host property and will not have a harmful impact on the residential amenity of adjoining neighbours. It would not have any harmful impact on historic assets, the Grassington Conservation Area or the house and boundary wall. The proposed development therefore accords with Policies SP4, L1 and W2 of the Yorkshire Dales Local Plan (2015-2030), design advice contained within the Design Guide.

RECOMMENDATION

21. It is recommended that permission is GRANTED subject to conditions based on the following:

Standard time condition

Approved plans specified

Materials to match the house

Reinstatement of wall if damaged

Provision of bat/bird boxes

No insertion of new windows in gable of extension without further planning permission.