

**Item Number:** 16  
**Application No:** 16/00902/73A  
**Parish:** Cropton Parish Council  
**Appn. Type:** Non Compliance with Conditions  
**Applicant:** Honeybourne Developments  
**Proposal:** Variation of Condition 18 of approval 10/01367/FUL dated 15.04.2011 to replace drawing no. H/100/12/01 with drawing nos. H/100/12/01 REV A and H/100/12/15 to regularise timber clad garage as built  
**Location:** Land North Of Greys Farm High Street Cropton Pickering North Yorkshire

**Registration Date:**  
**8/13 Wk Expiry Date:** 21 July 2016  
**Overall Expiry Date:** 28 June 2016  
**Case Officer:** Helen Bloomer **Ext:** 328

#### CONSULTATIONS:

**Parish Council** Object  
**Neighbour responses:** G Carter,

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#### SITE:

The application site is within the development limits of Cropton, to the southern side of the High Street at the south end of the village.

The village contains a range of building styles from small cottages to large detached dwellings with a predominance of stone pantile building materials. There is however no designated conservation area.

#### PROPOSAL:

Planning permission was granted in 2011 for the erection of a three bedroom dwelling with detached garage, ref 10/01367/FUL. In 2014 an application was submitted to discharge the conditions. At that time the application details indicated that the garage would be constructed from stone to match that of the dwelling house, ref 14/00244/COND. The developer has however proceeded to clad the garage in horizontal cedar boards and this application is seeking to regularise the development on that basis.

#### SITE HISTORY:

10/01367/FUL. Erection of three-bedroom dwelling with detached garage. Approved  
14/00244/COND. Discharge of condition numbers 02,06,11,12,13, and 14 of approval 10/01367/FUL dated 15.04.2011. Discharged

This application is presented to Members of the Planning Committee as a letter of objection has been received from the Parish Council. The Parish Councils full response to the consultation have been appended to this report.

#### POLICY

Local Plan Strategy - Policy SP13 Landscapes  
Local Plan Strategy - Policy SP16 Design

Local Plan Strategy - Policy SP19 Presumption in Favour of Sustainable Development  
Local Plan Strategy - Policy SP20 Generic Development Management Issues  
National Planning Policy Framework  
National Planning Policy Guidance

## **APPRAISAL:**

### Character and Form

The principal, form, design and siting of the garage has all previously been approved. The consideration is therefore whether or not the use of horizontal cedar cladding is acceptable.

Whilst there are no examples of buildings being constructed from timber clad in the immediate locality, it is considered that this material is a natural material and does not have a material adverse impact upon the street scene. Furthermore, as untreated Cedar weathers its appearance will tone down to a more muted grey tone which officers consider will create a link between the new creamy stone of the associated dwelling and that of the greyer stone on the property to the west of the application site. In the intervening period this process has already started to occur and photos will be present to Members at the meeting

It will also not have a material adverse impact upon neighbouring occupiers.

The Parish Council has raised their objection. The full consultation response is set out;

- The PC believe that this was a blatant failure to comply with approved planning conditions
- To this end it should not be allowed to succeed
- Accordingly the PC have previously 'applied' for an Enforcement Order
- the appearance of the Cedar clad garage is considered to be far inferior to the stone building originally requested
- It stands out like a sore thumb and is an eyesore
- More especially as it is located in one of the most visually attractive areas of the village

Accordingly the PC continues to object to the current application.

The occupier of Chestnut Tree House (opposite the site) has also objected raising similar concerns to the Parish Council. The full response can be viewed on the Councils' website.

Members will appreciate that the fact that this application is retrospective is not a reason in itself to refuse planning permission. The Local Planning Authority is required to consider the scheme on its merits not withstanding the changes from the previously approved plans and elevations. In the light of the abovementioned merit assessment officers consider that there are no sustainable planning grounds to withhold permission.

In light of the above the recommendation is one of approval

## **RECOMMENDATION:                      Approval**

- 1            The development hereby permitted shall be carried out in accordance with the following approved plan(s):

Drawing No. H100/12/01 Revision A; Existing House and  
Drawing No. H100/12/15 Ste Plan

Reason:- For the avoidance of doubt and in the interests of proper planning

- 2 The existing stone wall along the frontage of the site shall be maintained along the frontage of the site, except where its removal is required to provide the access. The wall shall be continued across the existing access, details of which shall first be submitted to and approved in writing by the Local Planning Authority.

Reason:- In the interests of visual amenity and to satisfy the requirements of Policy SP16 of the Ryedale Plan - Local Plan Strategy.

- 3 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted development) Order 1995 (or any Order revoking, re-enacting or amending that Order), development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Roof alteration to enlarge a dwellinghouse

Class C: Any other alteration to the roof of a dwellinghouse

Class D: Erection or construction of a domestic external porch

Class E: Provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwellinghouse or the maintenance, improvement or other alteration of such a building or enclosure.

Reason:- To ensure that the existing amenities of neighbouring occupiers are not affected by the development and to satisfy the requirements of Policy SP16 of the Ryedale Plan - Local Plan Strategy.

#### **Background Papers:**

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

National Planning Policy Framework

Responses from consultees and interested parties