

Item Number: 14
Application No: 13/01235/FUL
Parish: Harome Parish Council
Appn. Type: Full Application
Applicant: Mrs E Sylvia Andrews
Proposal: Change of use and alteration of stable block to form a one bedroom holiday cottage, to include erection of a single storey extension to south elevation and installation of 3 no. rooflights to north elevation
Location: Plumwood Main Street Harome York YO62 5JF

Registration Date:
8/13 Wk Expiry Date: 23 December 2013
Overall Expiry Date: 12 December 2013
Case Officer: Edward Senior **Ext:** 329

CONSULTATIONS:

Yorkshire Water Services	Observations made regarding surface water
Environmental Health Officer	No comments to make
Building Conservation Officer	No objection in principle - some design concerns
Countryside Officer	No views received to date
Parish Council	Recommend approval
Highways North Yorkshire	No objections recommend conditions
Parish Council	No views received to date on the amended plans

Neighbour responses: Michael Rogers & Carole Cooper, Malcolm Joyce, Keith And Barbara Bowskill, Mr And Mrs B And M Wardle, AR And L Pickard, Ms Sally Wilson, Morag Joyce, Mr & Mrs Joyce,

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SITE:

The site lies to the north side of Main Street and is accessed from Back Lane. The site comprises an existing stable building, which is located outside of the 'saved' development limits for the settlement, within the open countryside. The site is also situated within the Harome Conservation Area.

PROPOSAL:

Planning permission is sought for the change of use and alteration of a stable block to form a one bedroom holiday cottage, to include the erection of a single storey extension to the south elevation and the installation of 3 no. rooflights to the north elevation

HISTORY:

13/00087/FUL - Change of use and alteration of stable block to form a one bedroom holiday cottage, to include erection of single storey extension to south elevation and installation of 3no. rooflights to north elevation. Application withdrawn.

POLICY:

National Planning Guidance

National Planning Policy Framework

Ryedale Local Plan Strategy

Policy SP8 – Tourism
Policy SP9 – The Land-Based and Rural Economy
Policy SP12 – Heritage
Policy SP16 – Design
Policy SP19 – Presumption in favour of sustainable development
Policy SP20 – Generic Development Management Issues
Policy SP21 – Occupancy Restrictions

APPRAISAL:

Members will note that a similar application was submitted in early 2013, which was withdrawn by the applicant to allow the opportunity to respond to officer's concern in relation to the scale and design of the proposed building and its impact on the character of the designated conservation area.

Several letters of objection have been received from local residents, raising the following issues:-

- The proposed development would be outside of the development limits
- The development would set a precedent for further similar developments
- The existing building may not withstand the proposed development, requiring total rebuild
- The design would have an adverse impact on the character of the existing building
- The development would not follow the traditional building line
- Overlooking of neighbouring properties
- Hours of work during the construction phase
- Drainage
- Impact on protected bat species
- Back Lane cannot accommodate the additional traffic

One letter of support has also been received

The main considerations to be taken into account are:-

- i) Principle of the proposed development;
 - ii) Character and appearance;
 - iii) Impact upon residential amenity;
 - iv) Impact upon the conservation area;
 - v) Ecology; and
 - vi) Highway safety
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- i) Principle of the proposed development

Paragraph 28 of the National Planning Policy Framework states that:-

'Planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development. To promote a strong rural economy, local and neighbourhood plans should:

- *support the sustainable growth and expansion of all types of business and enterprise in rural areas, both through conversion of existing buildings and well designed new buildings;'*

This is covered by Policies SP8 and SP9 of the Ryedale Local Plan Strategy, which support the re-use and conversion of traditional rural buildings in the wider open countryside for tourism uses. Some letters of objection make reference to the fact that the proposal would involve extension to the existing building, and would not be a conversion of the building in its current form.

The Local Plan Strategy does not preclude extensions to rural buildings which are to be converted to tourism uses. Policy SP16 of the Local Plan Strategy states that:

'In considering proposals for the alteration, re-use or extension of individual historic buildings, the Council will seek to ensure that:

A building is capable of conversion to the use proposed without the need for extensions or alterations that would be detrimental to its character.'

It is therefore considered that the proposed development would be acceptable in principle, subject to any extension not being detrimental to the character of the existing building and satisfying all other relevant development management issues.

ii) Impact upon the conservation area

The previous application at the site was withdrawn following concerns in terms of the scale and design of the extension in relation to the host building. The proposed extension has been significantly reduced in size, from approximately 8m in length previously to 4m in length. The Building Conservation Officer has been consulted on the current application and raised no objections in principle, but raised some concerns with the design of the proposed porch. The scheme has since been amended to incorporate a 2m x 2m mono-pitch porch to the south elevation. The revised design is considered to be more acceptable, having a sympathetic relationship to the modest scale of the host building. The proposal is also considered to be of a simple, traditional design which reflects the character of the existing building and other outbuildings elsewhere in the conservation area. The Building Conservation Officer has confirmed that the previous concerns have been addressed by this amendment. The Parish Council and neighbours have been reconsulted on this minor change to the design and Members will be notified of any further consultation responses received at the meeting in response to the consultation, which is due to expire on 12 December 2013.

The Building Conservation Officer considers that the proposals preserve the existing appearance of the conservation area as the general form, appearance and contribution the building makes to the character of the conservation area is maintained. The change of use of the outbuilding and associated alterations would cause some very mild harm to the charming and ramshackle appearance of the building. However, this must be balanced against the proposed repair to the building to bring about its new use. As such, the scheme overall is considered to preserve the character of the conservation area, and comply with Policy SP12 of the Ryedale Local Plan Strategy.

iii) Impact upon residential amenity

Objections have been received on the grounds that the development would allow overlooking of neighbouring properties on Main Street from the proposed holiday cottage. The holiday cottage would be located approximately 30m from the nearest neighbouring residential properties and is single storey only. Furthermore, light entering the building would predominantly be from high level rooflights, with few windows serving the building. The existing curtilage of the dwelling is bounded by close boarded fences and it is considered that the holiday cottage would be a sufficient distance from the neighbouring properties to have no significant adverse impact on neighbour amenity.

The drainage proposals have been queried by Yorkshire Water and a neighbour. The applicant's agent has confirmed that surface water will drain to soakaway. It is not considered that there will be a significant increase in surface water as a result of the proposed development and as such, this will not adversely affect the amenity of nearby residents.

Ecology

A Bat Survey (May 2013) has been submitted with the application, which was also submitted with the original submission. No consultation response has been received from the Countryside Management Officer to date on the revised application. However, a condition was recommended on the previous application in response to the Bat Survey and it is anticipated given the nature of the amendments, that the previous response of the Countryside Management Officer will still apply. However, Members will be updated on this aspect at the meeting.

Highway safety

The site would be accessed from Back Lane which is narrow and which runs to the north of the building. The highway safety aspect of the application has been considered by the Local Highway Authority who has raised no objections, subject to conditions. The Local Highway Authority considers that the development would be small scale in terms of traffic generation and conditions have been recommended to include a passing facility to deal with the increased risk of two vehicles meeting on Back Lane as a result of the proposed development.

The Parish Council has raised no objections to the proposed development.

In view of the above, it is considered that the development would comply with the National Planning Policy Framework and the Policies of the Ryedale Local Plan Strategy. Accordingly, the recommendation is that the application be approved, subject to the receipt of no further adverse comments in response to the ongoing consultation process.

RECOMMENDATION: Approve subject to expiry of re-consultation period

1 The development hereby permitted shall be begun on or before .

Reason:- To ensure compliance with Section 51 of the Planning and Compulsory Purchase Act 2004

2 Before the development hereby permitted is commenced, or such longer period as may be agreed in writing with the Local Planning Authority, details and samples of the materials to be used on the exterior of the building the subject of this permission shall be submitted to and approved in writing by the Local Planning Authority.

(NB Pursuant to this condition the applicant is asked to complete and return the attached proforma before the development commences so that materials can be agreed and the requirements of the condition discharged)

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP20 of the Ryedale Local Plan Strategy

3 Prior to the commencement of the development hereby permitted, the developer shall construct on site for the written approval of the Local Planning Authority, a one metre square free standing panel of the external walling to be used in the construction of building. The panel so constructed shall be retained only until the development has been completed

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policy SP20 of the Ryedale Local Plan Strategy

- 4 Before any part of the development hereby approved commences, plans showing details of landscaping and planting schemes shall be submitted to and approved in writing by the Local Planning Authority. The submitted plans and/or accompanying schedules shall indicate details of all hard and soft landscaping, including numbers, species, heights on planting, and positions of all trees and shrubs including existing items to be retained. All planting, seeding and/or turfing comprised in the above scheme shall be carried out in the first planting season following the commencement of the development, or such longer period as may be agreed in writing by the Local Planning Authority. Any trees or shrubs which, within a period of five years from being planted, die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar sizes and species, unless the Local Planning Authority gives written consent to any variation.

Reason: To enhance the appearance of the development hereby approved and to comply with the requirements of Policy SP20 of the Ryedale Local Plan Strategy

- 5 Prior to the commencement of the development hereby approved, details of any new mechanical extraction and soil and vent pipes shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with submitted details.

Reason:- To preserve the character of the Harome Conservation Area and to comply with Policy SP12 of the Ryedale Local Plan Strategy

- 6 Prior to the commencement of the development hereby approved, precise details of any external lighting associated with the development shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the submitted details.

Reason:- To preserve the character of the Harome Conservation Area and to comply with Policy SP12 of the Ryedale Local Plan Strategy

- 7 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:

(ii)(b) The existing access shall be improved by re-constructing (the remaining verge between the passing place and the site boundary) in accordance with Standard detail E9-A.

(vi) The final surfacing of any private access within 6 metres of the public highway shall not contain any loose material that is capable of being drawn on to the existing or proposed public highway.

Reason:- In accordance with Policy SP20 of the Ryedale Local Plan Strategy and to ensure a satisfactory means of access to the site from the public highway in the interests of vehicle and pedestrian safety and convenience.

- 8 Unless otherwise approved in writing by the Local Planning Authority in consultation with the Highway Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the following highway works have been constructed in accordance with the approved details.

1. The access works shall incorporate a passing place that shall achieve a minimum carriageway width of 5.0m (overall) x 6.0m in length with 30 degree entry/exit tapers and constructed in accordance with standard passing place detail Dev. 4959/2/spec

Reason:- In accordance with Policy SP20 of the Ryedale Local Plan Strategy and in the interests of safety and convenience of highway users.

- 9 Notwithstanding the provision of any Town & Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on 1:500 Block Plan for parking spaces, turning areas and access shall be kept available for their intended purpose at all times.

Reason:- In accordance with Policy SP20 of the Ryedale Local Plan Strategy and to ensure these areas are kept available for their intended use in the interests of highway safety and the general amenity of the development.

- 10 Prior to the commencement of the development hereby permitted, details of all external joinery including plans at 1:10 scale, cross sections, depth of reveal and details of paint finishes shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure a satisfactory appearance and to satisfy the requirements of Policy SP12 of the Ryedale Local Plan Strategy.

- 11 Prior to the commencement of the development hereby permitted, a schedule of external repair works to the existing building shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To preserve the character of Harome Conservation Area and to comply with Policy SP12 of the Ryedale Local Plan Strategy

- 12 The development hereby approved shall be carried out in accordance with the method statement and mitigation set out in Section 7 of the submitted Protected Species Report (Wold Ecology Ltd, May 2013).

Reason:- In order to ensure that there is adequate knowledge of and protection of these protected species identified in the Wildlife and Countryside Act and to comply with Policy SP14 of the Ryedale Local Plan Strategy.

- 13 The accommodation hereby approved shall be occupied for holiday purposes only; and not as a person's sole, or main place of residence.

Reason:- In order to ensure that the building does not become a separate residential dwelling and to ensure compliance with Policy SP2 and SP21 of the Ryedale Local Plan Strategy.

- 14 The accommodation hereby approved shall be available for commercial holiday lets for at least 140 days a year and no let must exceed 31 days.

Reason:- In order to ensure that the building is available for its intended use and does not become a separate residential dwelling and to comply with Policy SP2 and SP21 of the Ryedale Local Plan Strategy.

- 15 The owners/operators shall maintain an up-to-date register of lettings/occupation and advertising at all times, which shall be made available for inspection to an officer of the Local Planning Authority on request.

Reason:- In order to ensure that the building is available for its intended use and does not become a separate residential dwelling and to comply with Policy SP2 and SP21 of the Ryedale Local Plan Strategy.

- 16 The holiday unit hereby approved shall be retained in the same ownership as the property currently known as Plumwood, Main Street, Harome and shall not be sold or let off separately.

Reason:- In order to retain an adequate level of amenity for the occupants of the host dwelling and to accord with Policy SP20 of the Ryedale Local Plan Strategy.

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

Drawing No. 6904_02 P11 Rev C.

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

INFORMATIVES:

- 1 You are advised that a separate licence will be required from the Highway Authority in order to allow any works in the adopted highway to be carried out. The 'Specification for Housing and Industrial Estate Roads and Private Street Works' published by North Yorkshire County Council, the Highway Authority, is available at the County Council's offices. The local office of the Highway Authority will also be pleased to provide the detailed constructional specification referred to in this condition.
- 2 The applicant/developer is advised that a Natural England Protected species license is required for the proposed development as a bat roost has been detected in one of the barns.

Background Papers:

Adopted Ryedale Local Plan 2002
Local Plan Strategy 2013
Regional Spatial Strategy
National Planning Policy Framework
Responses from consultees and interested parties