

Item Number: 8
Application No: 13/01222/FUL
Parish: Ebberston Parish Council
Appn. Type: Full Application
Applicant: Mr & Mrs Pawson
Proposal: Change of use and alteration of detached garage to form 1no. 2-bedroom holiday cottage
Location: 60 Main Street Ebberston Scarborough YO13 9NS

Registration Date:
8/13 Wk Expiry Date: 24 December 2013
Overall Expiry Date: 12 March 2014
Case Officer: Shaun Robson **Ext:** 319

CONSULTATIONS:

Highways North Yorkshire Recommend Conditions
Countryside Officer
Sustainable Places Team (Yorkshire Area) No objection
Parish Council Concerns regarding parking and movement space within the curtilage - request parking space provision is modified.

Neighbour responses: Mrs Zoe Hardwick, Mr + Mrs JF And J Riby,

SITE:

The site lies to the east side of and is accessed off Main Street. The site comprises an existing double garage with storage above. The building forms part of a larger pitched roof structure that fronts onto Main Street, with the remaining part of the building consisting of 58 Main Street, Ebberston.

PROPOSAL:

Planning permission is sought for the change of use and alteration of the garage to form a two bedroom holiday cottage. The alterations to the building consist of the removal and replacement of the garage doors with glazed timber doors and a small door and window to the east elevation, the installation of a timber window to the first floor south elevation and the installation of two windows to the west elevation.

HISTORY:

97/00610/FUL Change of Use and Alterations to Outbuilding to Form Garage and Store – APPROVED 07/08/1997

POLICY:

National Planning Guidance

National Planning Policy Framework

Ryedale Local Plan Strategy

Policy SP8 – Tourism

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

APPRAISAL:

Three letters of objection have been received from local residents and the Parish Council, raising the following issues:-

- Inadequate parking to provide 4 spaces as detailed on the submitted plans;
- Additional parking on the street will lead to highway endangerment;
- No requirement exists for holiday accommodation within Ebberston;
- Vehicular movements within the restricted site will lead to a highway endangerment.

The main considerations to be taken into account are:-

- Principle of the proposed development;
- Impact upon residential amenity; and
- Highway safety

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 also covered by Policy SP8 of the Ryedale Local Plan Strategy, which supports the re-use and conversion of traditional buildings for tourism uses.

The proposal involves alterations to the building but those works are considered not to detract from this traditional building. Policy SP16 of the Local Plan Strategy states that:

'Extensions and alterations to existing buildings will be appropriate and sympathetic to the character and appearance of the host building in terms of scale, form and use of materials.'

It is therefore considered that the proposed development would be acceptable in principle, subject to satisfying all other relevant development management issues.

Impact upon residential amenity

No 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 adjoins the neighbouring property at 58 Main Street, Ebberston. However, it is considered that the use of the building as a holiday cottage would not be at odds with the surrounding area nor impact on the adjoining property.

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 other neighbouring properties to have no significant adverse impact on neighbour amenity.

Highway safety

The site would be accessed from Main Street via the existing access arrangement to 60 Main Street, Ebberton.

The highway safety aspect of the application has been considered by the Local Highway Authority who initially raised an objection to the application because they considered that sufficient clear visibility could not be achieved. Following the objection the applicant held discussions with the Highway Officer which resulted in the clarification of the access arrangements. Further comments from the County Council have been received raising no objection to the application, subject to conditions.

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.

National Planning Policy Framework

Local Plan Strategy - Policy SP8 Tourism

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

Local Plan Strategy - Policy SP21 Occupancy Restrictions

RECOMMENDATION: Approval

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 During the development any unforeseen contamination found should be notified to the Local Planning Authority and work cease until the extent of the contamination has been investigated and remedial action, which has been agreed in writing with the Local Planning Authority has been completed.

Reason:- This condition is imposed in order to comply with paragraph 121 of the National Planning Policy Framework and to ensure that any unexpected contamination encountered during the development work is appropriately dealt with and risks to controlled waters, including the underlying Principal Aquifer, are reduced to an acceptable level.

3 Notwithstanding the provision of any Town & Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Dwg. No: PD130-03 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 Plan – 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.

4 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.

- 5 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.

- 6 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.

- 7 The holiday unit hereby approved shall be retained in the same ownership as the property currently known as 60 Main Street, Ebberston 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.

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

Drawing No. PD130-03

Drawing No. PD130-02

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

Background Papers:

Adopted Ryedale Local Plan 2002

Local Plan Strategy 2013

Regional Spatial Strategy

National Planning Policy Framework

Responses from consultees and interested parties