

Item Number: 11
Application No: 13/00973/FUL
Parish: Normanby Parish Meeting
Appn. Type: Full Application
Applicant: Mrs J Storrie
Proposal: Change of use of land to form an extension to domestic curtilage and erection of single-storey detached log cabin for use as a residential annex
Location: Eastfield Lodge Long Lane Great Barugh Malton YO17 6XE

Registration Date:
8/13 Wk Expiry Date: 18 October 2013
Overall Expiry Date: 2 June 2014
Case Officer: Rachel Smith **Ext:** 323

CONSULTATIONS:

Parish Council
Parish Council

Neighbour responses:

SITE:

This application is associated with application 13/00880/73A proceeding this item.

The application site currently comprises a 3 bed room, single storey dwelling situated in the open countryside, on Long Lane to the north of Great Barugh. The nearest dwelling to the site is a farmhouse situated to the immediate east. The curtilage of the site is well screened, with the western boundary formed by a tall Lleyandii hedge. There is a group of outbuildings to the east of the dwelling. The dwelling is subject to an agricultural occupancy condition which states:

The occupation of the dwelling shall be limited to a person solely or mainly employed or last employed in the locality in agriculture as defined in Section 290 (1) of the Town and Country Planning Act, 1971 (including dependents of such a person residing with him), or a widow or widower of such a person.

PROPOSAL:

Permission is sought for a detached residential annexe for use in connection with Eastfield Lodge. It will be constructed from timber under a metal tiled roof. It will have a footprint of 11m by 6.2m with a ridge height of 3.4m. As submitted the location of the annexe is to the south east of the existing dwelling, with drainage to the current septic tank.

HISTORY:

Appln 3/94/7A/PA - March 1978 application approved in outline, for the erection of a three bedroom dwelling for an agricultural worker at Eastfield Farm
Appln 3/94/7B/PA - April 1978 Application approved for the erection of a detached bungalow for an agricultural worker.
Appln 13/00880/73A – removal of occupancy condition on bungalow.

POLICY:

Ryedale Plan - Local Plan Strategy

Policy SP 1 General Location of Development and Settlement Hierarchy

Policy SP 2 Delivery and Distribution of New Housing

Policy SP 4 Type and Mix of New Housing

Policy SP 13 Landscapes

Policy SP 16 Design

Policy SP 19 Presumption in Favour of Sustainable Development

Policy SP 20 Generic Development Management Issues

National Policy Guidance

National Planning Policy Framework

National Planning Policy Guidance

APPRAISAL:

The applicant has advised that she has lived at Eastfield Lodge for 12 years with her family, her elder son complying with the occupancy condition. He eventually moved out with his family, leaving the applicant to live there alone. Her younger son has since returned to live with her, together with his wife and child. A second baby is due in December. The proposed annex would enable the family to remain together whilst enabling the applicant, who is now retired, to have her own space in the annexe. They would share some meals together, and part of the annex would be used for hobbies and as an extra family room. The applicant provides some childcare for her son and his wife whilst they are at work.

The material considerations in respect of the application are therefore:

- Principle of locating an annex in this location
- Impact of development on the character of the area which lies within the Vale of Pickering, which is a locally valued landscape as identified in policy SP13 Landscapes of the Ryedale Plan – Local Plan Strategy.
- Appropriateness of the design.
- Impact of development on existing amenities
- Highway Considerations

Principle of Development

Policies SP1 and SP2 of the Ryedale Plan – Local Plan Strategy, includes a settlement hierarchy for the location of development. Most new development is directed to the market towns, with service villages identified as a tertiary focus for growth. Development in other villages is restricted to local needs occupancy. The application is situated in 'wider open countryside' where residential development is restricted to conversions, and new build dwellings to support the land based rural economy.

In this case however permission is sought for an annex which will be used in connection with the existing main dwelling. Subject to this criteria, there is no policy reason against the principle of the development. Members will be note however, that this officer level view is subject to the agricultural occupancy condition on the principle dwelling being removed, to enable it to be occupied by the applicants son and his family whilst fulfilling 'local occupancy' criteria.

Impact of the development on this locally valued landscape.

The site is situated in the open countryside, and accessed by a lightly used narrow lane. It is well screened to the east by a plantation of trees, together with a hedge around the western, southern and northern boundaries. The roof of the bungalow is visible as one approaches the site. However the remainder of the site is not visible. Nevertheless, it is considered that annex accommodation should be well related to the principle dwelling to enable the shared facilities to occur; to provide cohesion when viewed in the landscape and to ensure that there is no pressure at a later date to separate the two buildings. Negotiations have been carried out with the applicant, and revised plans received which show the annex relocated to the immediate south of the principal dwelling. The original plans for the site have been micro filmed, so the exact boundary of the domestic curtilage is unclear. For the avoidance of doubt therefore, the description has been changed to include the change of use of the land for the siting of the annex.

Given the proximity of the annex to the principal dwelling (together with its small scale) it is not considered that the development will have a significant adverse impact on the character of this part of the Vale of Pickering. It is noted that the tall Leylandii hedge restricts light to this part of the site, and is not a native species. It is therefore considered that if the applicant seeks to remove part of the hedge, its replacement with one including native species would be acceptable, and improve the setting of the site in the landscape.

Appropriateness of Design

The existing dwelling is a simple, single storey dwelling constructed from Bradstone. The proposed annex has a similar form. However the use of timber will ensure that it recedes into the landscape. It is considered that, any approval should be conditioned to ensure that the proposed metal tiles are dark grey which are less obtrusive than some other lighter coloured materials.

Neighbour impact.

The proposed annex will be sited on the far side of the site from the neighbouring property. Furthermore it will not result in any greater comings and goings than currently exists at the property. Accordingly, it is not considered that it will have a significant adverse impact on the existing amenities of neighbouring occupiers.

Highway considerations

The development will not result in the need for any change to the current access.

Conclusion

It is considered that subject to the satisfactory resolution of application 13/00880/73A, the proposed development accords with policy, and the recommendation is one of approval.

National Planning Policy Framework

Local Plan Strategy -Policy SP1 General Location of Development and Settlement Hierarchy

Local Plan Strategy - Policy SP2 Delivery and Distribution of New Housing

Local Plan Strategy - Policy SP4 Type and Mix of New Housing

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

RECOMMENDATION: **Approval subject to: (i) approval of application 13/00880/73A**
(ii) 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 The development hereby permitted shall be used only insofar as it forms an annex/extension to the dwelling currently known as Eastfield Lodge, and shall at no time be sold/leased or occupied as a separate or self-contained dwelling unit.

Reason:- The application site is within an area where planning policy precludes the provision of new dwellings other than those essential in the interests of agriculture or forestry. And to satisfy the requirements of policies SP2 and SP21 of the Ryedale Plan - Local Plan Strategy.

3 Notwithstanding the submitted details, precise details for the colour of the timber for the walls, and the roofing material shall be submitted to, and approved in writing by the local planning authority.

4 Unless otherwise agreed in writing by the Local Planning Authority, and prior to the removal of any boundary hedging, plans showing details of landscaping and planting schemes shall be submitted to and approved in writing by the Local Planning Authority. The schemes shall provide for the planting of native trees and shrubs. The submitted plans and/or accompanying schedules shall indicate 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 SP13 of the Ryedale Plan - Local Plan Strategy.

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

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

Background Papers:

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