

**Item Number:** 8  
**Application No:** 15/01216/FUL  
**Parish:** Beadlam Parish Council  
**Appn. Type:** Full Application  
**Applicant:** Mr & Mrs Tim Bower  
**Proposal:** Erection of single-storey extension to existing care home to form an additional 8no. en-suite bedrooms with lounge area, lower ground floor laundry and store/workshop area, enclosed courtyard and external access ramp  
**Location:** Omega Oak Barn High Lane Beadlam Helmsley YO62 7SY

**Registration Date:**  
**8/13 Wk Expiry Date:** 21 December 2015  
**Overall Expiry Date:** 17 December 2015  
**Case Officer:** Alan Hunter **Ext:** Ext 276

#### CONSULTATIONS:

<b>Parish Council</b>	Concerns
<b>Land Use Planning</b>	No views received to date
<b>Highways North Yorkshire</b>	Recommend conditions
<b>Tree &amp; Landscape Officer</b>	No views received to date

**Neighbour responses:** **None**

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#### SITE:

The application site comprises an existing Care Home and is located within the Parish of Beadlam between High Lane and Howldale Lane. The site is elevated, particularly from the eastern side, with public views of the site from a public footpath on the eastern and northern sides. The site is located outside the settlements development limits and within an Area of High Landscape Value being the Fringe of the North York Moors. To the east of the site are established residential properties fronting Howldale, to the north-west is Birch Field House, and Hillcrest to the south. The site is accessed from High Lane.

#### PROPOSAL:

Planning permission is sought for the erection of a single-storey extension to an existing Care Home to form an additional 8 no. en-suite bedrooms with lounge area, lower ground floor laundry and store/workshop area, enclosed courtyard and external access ramp.

The proposed extension is to be located on the south-eastern side and be 'L' shaped to create an inner courtyard. The proposed extension will be a maximum of 23m in width and a maximum of 35m in length, 4m to its eaves height and 6.5m to its ridge height. It is proposed to construct the extension of brick under a slate roof with timber windows.

#### HISTORY:

The planning history for the site includes:

2007: Planning permission granted for the erection of a dining room extension, corridor extension, conservatory and extension to form 11 no. rooms and plant room

2004: Planning permission granted for change of use of first floor area to a flat

2002: Planning permission granted for the formation of a ménage (retrospective)

1999: Planning permission granted for a horsewalker (retrospective)

1998: Planning permission granted for the erection of a porch/utility and covered walkway

1994: Planning permission granted for the erection of an extension to existing old people's home together with the provision of 5 additional car parking spaces

1991: Planning permission granted for the change of use and alterations to store to staff accommodation and erection of a store/stable

1990: Planning permission granted for the erection of a conservatory

1985: Planning permission granted for the change of use of a dwelling to an old person's home

1981: Planning permission granted for extensions and conversion of existing garage to form 6 letting bedrooms and 2 shower rooms

1980: Planning permission for the change of use of private workshop into premises for light industrial use

1977: Planning permission granted for the change of use of existing farm buildings into a 4 bedroom dwelling

## **POLICY:**

### National Policy Guidance

National Planning Policy Framework (2012)

National Planning Policy Guidance (2014)

### Ryedale Plan - Local Plan Strategy

Policy SP1 - General Location of Development and Settlement Hierarchy

Policy SP9 - The Land-Based and Rural Economy

Policy SP13 - Landscapes

Policy SP16 - Design

Policy SP19 - Presumption in favour of sustainable development

Policy SP20 - Generic Development Management Issues

## **APPRAISAL:**

The main considerations in relation to this application are:

- The siting, scale and design of the proposed extension;
- The impact of the proposed extension upon the character and appearance of the area;
- The impact of the proposed development upon the amenity of the adjoining neighbours;
- The impact upon trees; and
- Highway safety.

The Care Home on the site is along established use, and the proposal is to extend the existing building to add 8 extra bedrooms, taking the total number of bedrooms to 37. The principle of this extension to an existing Care Home outside the existing development limits is considered to be acceptable.

Policy SP16 of the Local Plan Strategy requires new design to be locally distinctive. The siting of the proposed extension appears to be the most logical location for an extension to the building. The design and scale of the proposed extension is considered to relate well to the character and form of the existing Care Home. The proposed use of brick and slate is at odds with the predominantly stone and clay pantile materials on the existing building. The agent has been asked to consider using stone and clay pantiles. Members will be updated at the meeting.

Policy SP13 of the Local Plan Strategy seeks to protect the landscape being the Fringe of the North York Moors National Park. The landscape is locally valued because of its natural beauty and scenic qualities. The site is elevated and it is situated on a plateau, with views of the site from Howdale and the public footpath linking High Street to High Lane. However, these views already include the existing elevations of the Care Home. The proposal will be viewed wholly within this existing built-up area, and the proposed extensions will be marginally higher at ridge height than the existing single storey element but lower than the existing two-storey part. This view towards the existing building from these public vantage points is not considered to prejudice the scenic qualities of the landscape. Moreover, the extension is located within the 'built-up' form of the settlement, and whilst outside the development limits of the settlement, it is surrounded by existing development on three sides. Members should also be aware that planning permission has already been granted for an extension of this Care Home into this Area of High Landscape Value. This proposal will, extend part of that previous extension and create a courtyard. Whilst the proposal will be visible, it is considered to be very difficult to substantiate its impact upon the landscape as a reason for refusal.

Policy SP20 of the Local Plan Strategy seeks to ensure new development does not have an adverse effect upon the amenities of existing properties. There are 4 pairs of semi-detached dwellings located on the eastern boundary. There is a considerable levels difference, with the application being located on much higher land than the adjacent dwellings. The proposed extension is designed with all bedroom windows on the inner side facing into the courtyard and away from the existing dwellings, with three corridor windows on the eastern side. There is a minimum separation distance from the proposed extension to the existing dwellings of 31 meters, and 24 meters to the nearest boundary. Whilst there will be some impact, it is not considered that there would be a material adverse effect upon the amenities of surrounding properties. No objections have been received.

The Local Highway Authority initially requested an amended plan to show additional car parking spaces. The site plan has been amended to include 10 spaces to the north of the proposed extension. The Highways Authority has confirmed that this revised parking plan is acceptable and recommends standard planning conditions.

The revised parking layout is also closer to a veteran Oak Tree which has a diameter of 1.6m. The Tree & Landscape Officer recommends a condition requiring the parking area be constructed off current site levels with a cellular confined system to prevent root damage through ground compression.. A condition is recommended accordingly.

The Parish Council in their initial response raised concerns in respect of the elevated views of the proposed extension, along with the associated views of the proposal and its impact upon existing properties. In addition, the Parish Council also raised concern regarding highway safety and the level of car parking. The Parish Council has been re-consulted on the revised parking layout and no response has been received to date. The appearance of the scheme and its impact upon the surrounding area has been appraised above together with its impact upon the amenities of surrounding properties. As advised above, the local Highway Authority considers the revised parking layout to be acceptable and recommends conditions be imposed.

In view of the above, the concerns raised by the Parish Council are not considered to be sufficient to justify refusal of the application.

**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            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 Plan - Local Plan Strategy.

3            Prior to the commencement of the development, an arboricultural method statement describing the methodology for the protection of the veteran oak tree in the north-eastern section of the site, and the construction of the proposed new car parking bays to the west of this tree.

Reason:- To ensure that the tree is not damaged during the construction period, to ensure that the rooting zone of the tree is not damaged or compacted, and in accordance with Policy SP13 of the Ryedale Plan - Local Plan Strategy.

4            Notwithstanding the provision of any Town & Country Planning General Permitted or Special Development Order for the time being in force, the areas shown on Drawing No. B165.01.01 Rev B 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.

5            There shall be no access or egress by any vehicles between the highway and the application site until details of the precautions to be taken to prevent the deposit of mud, grit and dirt on public highways by vehicles travelling to and from the site have been submitted to and approved in writing by the Local Planning Authority in consultation with the Highway Authority. These facilities shall include the provision of wheel washing facilities where considered necessary by the Local Planning Authority in consultation with the Highway Authority. These precautions shall be made available before any excavation or depositing of material in connection with the construction commences on the site, and be kept available and in full working order and used until such time as the Local Planning Authority in consultation with the Highway Authority agrees in writing to their withdrawal.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy, and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

6            Unless approved otherwise in writing by the Local Planning Authority, there shall be no

establishment on a site compound, site clearance, demolition, excavation or depositing of material in connection with the construction of the site, until proposals have been submitted to and approved in writing by the Local Planning Authority for the provision of:

(i) on-site parking capable of accommodating all staff and sub-contractors vehicles clear of the public highway

(ii) on-site materials storage area capable of accommodating all materials required for the operation of the site.

The approved areas shall be kept available for their intended use at all times that construction works are in operation. No vehicles associated with on-site construction works shall be parked on the public highway or outside the application site.

Reason:- In accordance with Policy SP20 of the Ryedale Plan - Local Plan Strategy, and to provide for appropriate on-site vehicle parking and the storage facilities, in the interests of highway safety and the general amenity of the area.

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

A3 Block Plan As Proposed;

Drawing No. B165.01.01 Rev B - Site Plan;

Drawing No. B165.01.02 Rev B - Ground Floor Plan As Proposed; and

Drawing No. B165.01.03 Rev A - Elevations As Proposed

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