

**Item Number:** 13  
**Application No:** 15/01482/FUL  
**Parish:** Scackleton Parish Council  
**Appn. Type:** Full Application  
**Applicant:** Mrs Carol Hudson  
**Proposal:** Extension and alteration of existing dwelling to form a five bedroom dwelling to include incorporation of unused adjacent dwelling as additional domestic accommodation, erection of two storey rear extension, removal of detached outbuilding and remains of other outbuildings and change of use of agricultural land to form extension to domestic curtilage and formation of vehicular access track to Grange Lane - part retrospective application (revised details to approval 13/01402/FUL dated 06.03.2014)  
**Location:** Grange Cottage Grange Lane Scackleton YO62 4NB

**Registration Date:**  
**8/13 Wk Expiry Date:** 7 March 2016  
**Overall Expiry Date:** 18 February 2016  
**Case Officer:** Tim Goodall **Ext:** 332

**CONSULTATIONS:**

<b>Howardian Hills AONB JC</b>	
<b>Countryside Officer</b>	Recommend condition
<b>Highways North Yorkshire</b>	No objection
<b>Parish Council</b>	No objection

**Neighbour responses:**

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**SITE:**

Scackleton Grange Farm lies 1 km south west of the village of Scackleton, within the Howardian Hills Area of Outstanding Natural Beauty (AONB). The main farmhouse is occupied by a tenant farmer and his family, who farm the land and use the associated buildings for general agricultural purposes.

Scackleton Cottage, the subject of the application, is detached from the working farm and set back approximately 200 metres from Grange Lane. The Cottage was only constructed as three workers cottages but was altered to form 2 cottages some time ago.

The dwelling has a dual pitched, clay pantile roof and is of stone wall construction.

**PROPOSAL:**

Planning permission was granted in 2014 (ref: 13/01402/FUL) for:

Extension and alteration of existing dwelling to form a five bedroom dwelling to include incorporation of unused adjacent dwelling as additional domestic accommodation, erection of two storey rear extension, removal of detached outbuilding and remains of other outbuildings and change of use of agricultural land to form extension to domestic curtilage and formation of vehicular access track to Grange Lane

Members are advised that the current application is for the same development that was approved, with the following alterations.

- A reduction in the domestic curtilage of the dwelling to an area of approximately 0.33 hectares.
- Alterations to the internal vehicle access track including the filling in of the cattle grid and the siting of a post and wire fence.

The current application is part-retrospective as the internal vehicle access track has already been laid out.

### **CONSULTATION RESPONSES:**

Hovingham with Scackleton Parish Council have no objection to the application.

The AONB Manager has objected to the planning application for the following reasons:

- The proposed fence is considered to have an unacceptable visual impact on the AONB landscape
- The proposed cattle grid has not been constructed, only the base.
- Plastic conduits have been installed near the entrance.
- A lighting condition should have been imposed to the original permission
- The alterations to the access track are not minor

In response to the objection, the applicant's agent provided a response that is summarised below:

- The cattle grid was not finished following the decision of the farmer to change his method of moving livestock around the farm , so that cattle now transfer between fields via an internal gated crossing of the access track . The change means cattle will not need to use the public highway.
- The post and rail fence reflects existing fences , will weather down and become less visible . They are likely to be permitted development

As a result of the objection to the proposal from the A.O.N.B. Officer, under the Council's scheme of delegation the application is brought to Planning Committee to be considered by Members.

### **HISTORY:**

13/01402/FUL - Approved - Extension and alteration of existing dwelling to form a five bedroom dwelling to include incorporation of unused adjacent dwelling as additional domestic accommodation, erection of two storey rear extension, removal of detached outbuilding and remains of other outbuildings, part rebuilding of barn to include re-roofing to form double garage with domestic storage, change of use of agricultural land to form extension to domestic curtilage and formation of vehicular access track to Grange Lane.

### **POLICY:**

Ryedale Plan - Local Plan Strategy (adopted 2013)

SP13 - Landscapes

SP16- Design  
SP19 - Presumption in Favour of Sustainable Development  
SP20 - Generic Development Management Issues

National Planning Policy Framework  
National Planning Practice Guidance

#### **APPRAISAL:**

Planning permission was granted in 2014 for the original development. The original application considered the principle of the development, the character and form of the development and the use of materials and impact on the wider area.

As a new full planning application has been submitted, these matters will be considered with particular attention paid to the revisions included as part of the current application.

- i. Principle of development
- ii. Character and form, including the use of materials
- iii. Use of materials and impact on the wider area, including the AONB
- iv. Other matters
- v. Conclusion

- i. Principle of development

The development proposes bringing back into use two dwellings, following their conversion to a single dwelling. As noted by the Planning Officer in 2014, the conversion of two attached dwellinghouses into one dwellinghouse is not a material change requiring planning permission in itself. As such the principle of the conversion is considered to be acceptable.

- ii. Character and Form, including the use of materials

To accord with Policies SP16 (Design) and SP20 (Generic Development Management Issues) and reinforce local distinctiveness, the location, siting, form, layout, scale and detailed design of new development should respect the context provided by its surroundings. Attention should be paid to the grain of settlements, influenced by street blocks, plot sizes, the orientation of buildings, boundaries, spaces between buildings and the density, size and scale of buildings. Consideration must also be given to the type, texture and colour of materials, quality and type of building techniques and elements of architectural detail.

The main external alteration to the existing building is the erection of a two storey rear extension. The proposed extension has a dual pitched roof slope with a ridge height that sits below that of the main roof ridge. The proposed extension to the rear was considered to be acceptable when assessed against current national and local planning policy as part of the previous application and there are not considered to be any material changes that would result in a different recommendation.

The access track has been constructed and follows a different contour to the approved route. The applicant's agent advises that the alternative route has been used to follow better the natural contours of the land. The revised track is of a similar length to the approved track and the deviation to the routing is considered to be a reasonable alteration.

- iii. Impact on the AONB

In accordance with Policy SP13 (Landscapes), development proposals in the AONB will be supported where they do not detract from the natural beauty and special qualities of this nationally protected landscape.

The proposal includes the construction of a two storey rear extension, the demolition of existing outbuildings and the construction of an access track. Since the 2014 planning permission, the main change has been the revised layout to the access track. Furthermore a post and wire fence has been erected along the length of the track. It is noted that the principle of the track is acceptable as it is necessary to provide access to the site. The alterations to the layout of the track are not considered to detract from the natural beauty and special quality of the AONB.

The post and wire fence is similar to other boundary treatment on Grange Lane. The fence is no more than 1.0 metre in height and as such constitutes 'permitted development', not requiring planning permission for its retention. The plastic conduits referred to in the AONB Manager's objection are considered due to their size to be 'de minimis' and do not constitute development requiring planning permission.

The limestone used in the construction of the track is considered to be an appropriate material for the location. The materials will weather and further blend in with the surroundings over time. As such it is not considered the impact of the track will detract from the natural beauty and special quality of the AONB.

iv. Other Matters

North Yorkshire County Council Highways Authority have no objection to the application.

The Council's Countryside Officer was consulted on the submitted Bat Survey and has recommend a condition be attached to any planning permission.

v. Conclusion

In conclusion, the application is considered to be in accordance with national and local planning policy, and is recommended to Members for approval subject to the following conditions.

**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 The following works - demolition, roof stripping, scaffolding, pointing, stone repair, new doors/windows, internal roof works shall not in any circumstances commence unless the Local Planning Authority has been provided with either:

1. A license issued by Natural England pursuant to Regulation 53 of The Conservation of Habitats and Species Regulations 2010 authorising the specified activity/development to go ahead; or
2. A statement in writing from the relevant licensing body to the effect that it does not consider that the specified activity/development will require a license.

Reason: In order to ensure that there is adequate protection of those protected species identified in the Wildlife and Countryside Act and to comply with Policy SP14 (Biodiversity) of the Ryedale Local Plan Strategy and the National Planning Policy Framework.

3 Prior to the commencement of the development hereby permitted, 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.

Reason: To ensure a satisfactory external appearance and to satisfy the requirements of Policies SP13 and SP16 of the Ryedale Plan - Local Plan Strategy.

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

Site Location Plan Rev 1 date stamped 11 Jan 2016

06-15360-01 rev B date stamped 11 Jan 2016

1315.LP1 date stamped 11 Jan 2016

Ground Floor: Planning Application 1315.11 date stamped 11 Jan 2016

First Floor: Planning Application 1315.12 date stamped 11 Jan 2016

Elevations: Planning Application 1315.13 date stamped 11 Jan 2016

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