

REVISED PLANNING SUPPORT STATEMENT IN RELATION TO  
PLANNING APPLICATION FOR THE CHANGE OF USE OF  
AGRICULTURAL LAND TO RESIDENTIAL , REFURBISHMENT AND  
EXTENSION OF EXISTING COTTAGE AND CONSTRUCTION OF  
VEHICULAR ACCESS AT SCACKLETON GRANGE COTTAGE  
SCACKLETON YO62 4NB

MIDDALÉ DM

DECEMBER 2015

11 JAN 2016

15/01482/FUL

1.0 INTRODUCTION

DEVELOPMENT  
MANAGEMENT

1.1 This application follows recent discussions with Mr. Colin Douthwaite ,  
Development Management . It seeks full planning permission for the same  
development approved under planning ref. 13/01402/FUL dated 6<sup>th</sup> March  
2014 , but now amended as per the attached drawing no. 06 -15360 - 01/B  
to include the following changes : -

1. A reduction in the curtilage area as shown in red on drawing REV 1. This  
change , which is required to better facilitate the operation of the adjoining  
farm , reduces the site area for the immediate residential curtilage to  
approximately 0.33 ha . This change is not considered to be significant in  
planning terms , as it still leaves the converted Scackleton Grange Cottage  
with good sized garden space , enabling it to be used as an independent  
residential unit separate from the adjoining farm . The total application site  
area including the access track is 0.465 ha .

2. Retrospective approval of the internal vehicle access track as built which  
differs slightly from that approved under ref. 13/01402/FUL dated 6<sup>th</sup> March  
2014 subject to condition no. 4 , and as subsequently approved under ref.  
14/00746/COND by letter dated 15<sup>th</sup> August 2015 . This track has been  
constructed and laid out on a slightly different route to that previously  
approved as a result of ground conditions , and the opportunity to have a  
less intrusive construction by following land contours more closely . The  
access as built includes a well engineered connection to Grange Lane ,  
which addresses the previously required highway specification . The point  
of connection to the highway is slightly changed from the previously  
approved plans , but it is not considered this change has any impact on  
highway safety . Photographs of the site including the revised access as built  
dated October 2015 are submitted for information .

1.2 It is understood from pre - application liaison with Mr. Douthwaite that as this application is otherwise the same as that approved under ref. 13/01402/FUL , only details of the revised residential [red line] curtilage and the revised access route details are required as new information . On this basis the same drawings and supporting information as submitted under ref. 13/01402/FUL are put forward for consideration again , together with the additional information submitted with this application .

1.3 Mr. Douthwaite has specifically advised that following discussions with officers , the Council would rely on the previous bat survey dated September 2013 from Wold Ecology Ltd, , although this proposal brings no additional ecological impacts .

1.4 However , new planning application forms are submitted , together with this updated planning support statement to explain the changes listed in paragraph 1.1 above .

## 2.0 PROPOSED DEVELOPMENT

2.1 This substantive proposal remains the same as that approved under ref. 13/01402/FUL and proposes the creation of a single five bedroom detached house by means of internal and external alterations , including a two - storey rear extension . A change of use element is again included as part of the application site has been in agricultural rather than residential use .

2.2 The changes tabled here relate to the revised [reduced] residential curtilage area and the revised access track as described in paragraph 1.1 above . A location plan [ no. 1315.LP1] and a revised site plan [REV.1] are submitted .

2.3 Other than these curtilage and access track revisions the proposed use , amount of development , layout , scale , landscaping and appearance are intended to remain the same as described in the Planning Support Statement submitted under ref. 13/01402/FUL .

## PLANNING POLICY AND GUIDANCE

3.1 The planning policy context for this application remains generally as set

out in the original Planning Support Statement submitted with planning application ref. 13/01402/FUL . This original document is a background document for this current proposal .

3.2 At the national level the National Planning Policy Framework [NPPF] makes it clear that for sustainable development there is a clear presumption in favour . It seeks to ensure that new development is not only inherently sustainable but also sees the achievement of good design as a key element of good planning . This proposal to convert existing farm buildings complies with the NPPF on both these counts , where there is a sympathetic relationship to the rest of the surrounding area , and entitles it to the support set out in the national planning policy .

3.3 The key planning policies at the local level were previously contained in the 2002 Ryedale Local Plan , but this has now been largely replaced by the new Ryedale Plan - Local Plan Strategy , which forms the main element of the Development Plan . This has policies which recognise the planning merits of the conversion and retention of traditional farm buildings , and giving them a viable future use .

3.4 The Ryedale Plan - Local Plan Strategy , in Policy SP2 - Delivery and Distribution of new housing , supports the principle of proposals involving the conversion of traditional farm buildings to residential use . Whilst only indirectly relevant to this proposal , given that the subject building is already in residential use , and the change of use element relates only to a small area of land previously in agricultural use , this policy shows that the new local plan is broadly supportive of this kind of development which provides a viable future for traditional farm buildings .

3.5 A key planning issue here is the impact on the Howardian Hills AONB . In recently granting planning permission under ref. 13.01402/FUL the Local Planning Authority has already accepted the sustainable planning merits of this proposed residential conversion and extension , particularly in the context of Policy SP13 - Landscapes . This is confirmed in the officers delegated report .

3.6 Policy SP14 - Biodiversity , requires new development schemes to require net gain in biodiversity , and the use of native and locally characteristic species in landscaping schemes . In addition , Policy SP16 -

Design , sets out design criteria relating to development proposals such as this .

3.7 This national and local planning policy context provides support for this proposal . The scale and impact of this proposal is appropriate for this location , resulting in the limited conversion and extension of traditional farm buildings with no adverse impact on the visual and environmental quality of the immediate area . This provides a sustainable development .

#### 4.0 ASSESSMENT OF PROPOSED CHANGES TO RESIDENTIAL CURTILAGE AND VEHICLE ACCESS

4.1 As identified in paragraph 1.1 above the only substantive changes to the previously approved development under ref. 13/01402/FUL are to the proposed residential curtilage and the route and position of the vehicle access track . The main development proposals involving the refurbishment of Scackleton Grange Cottage remain as per those submitted and accepted by the LPA under ref. 13/01402/FUL .

4.2 With regard to the revised residential curtilage , as shown on the submitted drawing no.06 - 15360 - 01 , this reduces the residential curtilage by a small amount . The resulting curtilage is still entirely fit for purpose , but because it is slightly smaller will have no impact on any material planning considerations such as sustainability or landscape impact , and should still be acceptable to the LPA .

4.3 The revised access position and route is now constructed and shown on drawing no. 06 - 15360 - 01 . This track is also shown on the submitted photographs . The winding route as built has been chosen to closely follow the contours in a natural manner , thereby reducing any visual impact .

#### 5.0 CONCLUSION

5.1 This substantive development , involving the refurbishment and extension of the existing Scackleton Grange Cottage , together with a new access , already benefits from the recent grant of full planning permission under ref. 13/01402/FUL .

5.2 This application seeks to regularise changes to the previously approved

scheme only in relation to a slightly reduced residential curtilage and a slightly revised route for the access track , which has already been constructed .

5.3 Neither of these changes has any adverse environmental or highway impacts , and it is considered that the Council can in effect renew the full planning permission granted under ref. 13/01402/FUL with the revised curtilage and access layout tabled here .

5.4 This proposal is a modest revision to a small scale sustainable form of development , where the proposed changes cause no detrimental effect on the amenities of neighbouring properties or on the safety and convenience of highway users . The NPPF introduced a presumption in favour of sustainable development , and this proposal meets this requirement . There are no significant adverse impacts associated with this development that would outweigh the benefits it will bring , or justify refusal of planning permission in this case , including landscape impact , or effect on the character of the surrounding area .

5.5 This Planning Support Statement confirms that this proposed development is acceptable in planning terms , and complies with planning policy at both the national and the local level . Accordingly it is considered that planning permission should be granted in this case .