

**Item Number:** 10  
**Application No:** 17/00773/FUL  
**Parish:** Nawton Parish Council  
**Appn. Type:** Full Application  
**Applicant:** Mr & Mrs Stuart Pickering  
**Proposal:** Erection of rear two storey and single storey extension to the existing dwelling following demolition of existing single storey lean to extension, change of use of existing annex to holiday cottage, erection of rear first floor extension to proposed attached holiday cottage, erection of detached double garage/store and formation of a shared vehicular access, driveway and parking/turning area  
**Location:** East House School Lane Nawton Helmsley North Yorkshire YO62 7SF  
**Registration Date:** 29 June 2017  
**8/13 Wk Expiry Date:** 24 August 2017  
**Overall Expiry Date:** 20 November 2017  
**Case Officer:** Joshua Murphy **Ext:** 329

#### CONSULTATIONS:

<b>Parish Council</b>	No Comments
<b>Parish Council</b>	Considerations
<b>Highways North Yorkshire</b>	Recommend conditions

**Neighbour responses:** Mrs Penny Harper, Mr Ronald Gordon, John Purcell, Mrs Nicola Johnson, Miss Nichola Oxtoby, Mrs Kathryn Farrell, Mrs Victoria Fraser, Mrs Jeanette Kendall, Mrs Ruth Gordon, Mr Martin Davies, Miss Izzy Warner, Miss Victoria Harper, Mrs Angela Pickering, Mr Steve Henderson, Mr Jed Dargan, Miss Holly Davies,

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#### SITE:

East House is a detached dwelling with attached annex. The property fronts School Lane, an unadopted road, which runs off of Chapel Street. The proposal site is located within the Nawton Development Limit.

#### PROPOSAL:

The application includes a number of proposals. These include:

- The erection of a rear two storey and single storey extension to the existing dwelling following demolition of existing single storey lean to extension.
- A change of use of the existing annex to holiday cottage
- The erection of rear a 2no storey extension to the proposed attached holiday cottage
- The erection of detached double garage/store and formation of a shared vehicular access, driveway and parking/turning area to serve the holiday cottage

#### HISTORY:

There is no relevant history for this site.

## **POLICY:**

### The Ryedale Plan - Local Plan Strategy (2013)

Policy SP1 General Location of Developments and Settlement Hierarchy  
Policy SP16 Design  
Policy SP19 Presumption in Favour of Sustainable Development  
Policy SP20 Generic Development Management Issues

### National Planning Policy Framework (2012)

Chapter 7. Requiring good design

## **APPRAISAL:**

The main considerations to be taken into account are:

- i) Principle of Development
- ii) Design
- iii) Impact upon neighbouring amenity
- iv) Other Matters, including consultation response

### i) Principle of Development

With regards to the holiday cottage aspect to the application - the site is situated within the developments limits of Beadlam and Nawton and, in a Local Service Village as defined by Policy SP1 (General Location of Developments and Settlement Hierarchy) of the Ryedale Plan - Local Plan Strategy. The principle for the use of the existing annex as a holiday cottage is supported by the Development Plan. Policy SP8 (Tourism) acknowledges that a key contributor to Ryedale's rural economy is tourism, and seeks to support new self-catering accommodation within some villages through new buildings and the conversion of existing buildings.

Within Nawton and Beadlam there are holiday lets as is the case with other villages across Ryedale. The village is well located to the A170 and sited between Helmsley and Kirkbymoorside, two of the districts main historic towns. The village is also in close proximity to the North York Moors National Park. It is considered that additional tourist accommodation in this area will support the visitor economy of norther Ryedale.

The National Planning Policy Framework also seeks to support development that benefits the rural economy. The Good Practice Guidance on Planning for Tourism also details the value of tourism to the national and rural economy.

### ii) Design

The first element of the proposal is the two storey extension to the rear at the main dwelling, following the removal of the existing lean- to. The extension as originally proposed was a concern for officers and concerns were also raised by a neighbour due it its original scale, siting and consequential impact on neighbouring amenity.

Revisions to the proposed extension retain a two storey element and include a single storey lean to, at either side. The two storey extension element measures, 4.2m in width by 4.4m in length, with an eaves height of 4.6m and a ridge height of 6.5m. The roof pitch of the extension is similar to the host dwelling and other extensions proposed. The lean-to extension nearest to the boundary with the neighbouring dwelling measures 3.3m in length and 3.8m in width. The other lean-to element measures 4.1m in length and 3.8m in width. Both of the lean-to extensions have an eaves height of 2.5m and ridge height of 3.7m. The materials to be used will be to match, as closely as possible, those of the existing host dwelling, which include stone and pantiles. The proposed use of reclaimed windows resulting from the removal of the existing extension will also assist with the consistent use of matching details.

The two storey extension to the proposed holiday cottage is similar to the extension proposed to the main dwelling. Although slightly larger, the extension relates well and creates a symmetrical design which is traditional within rural Ryedale. The proposal will measure, 4.9m in length by 3.8m in width, with an eaves height of 4.5m and a ridge height of 6.6m. Again the materials proposed correspond with the host dwelling and the extensions.

The detached double garage/store room will be sited at the rear of the garden area and will be accessed via a new driveway leading from the main entrance. The building will measure 10.6m in length by 6.1m in width, with an eaves height of 2.2m and a ridge height of 4.4m. The building will be constructed from wooden cladding and features an open sided garage. The building is a typical design for a detached garage in a rural area and is considered to fit in well with the surroundings.

It is considered that in terms of design, all elements of the proposal are sympathetic and appropriate to the character and appearance of the main dwelling. With this in mind, it is considered that the proposal is in conformity with SP16 of the Ryedale Plan - Local Plan Strategy.

#### ii) Impact upon neighbouring amenity

The proposed extension to the main dwelling has been subject to multiple revisions to address concerns relating to the impact on the amenity of the occupants to the neighbouring property – Byre Cottage. Following a site visit to the neighbouring garden, officers considered that the extensions as originally proposed would have an unacceptable impact on the amenities of the occupants of Byre Cottage. This was largely as a result of the position of the original proposal to the boundary with Byre Cottage in terms of its scale and form. The impact on amenity was also considered to be compounded by the fact that the neighbouring garden and ground floor is lower due to the drop in ground levels. As originally proposed, the extension would have a direct overshadowing and overbearing impact on Byre Cottage.

In an attempt to address these concerns, revisions have been made. The final revision featured the extension located a further 4m away from the original location. Although the scale of the extension has not altered, the neighbouring impact is considered to be significantly reduced due to its new location. The lean-to which will now be sited in the location of the existing lean-to is an almost direct replacement of what currently exists and is also considered not to impact the neighbouring property. Notwithstanding these changes, an objection still stands from the occupiers of Byre Cottage regarding the extension, which includes concerns with overlooking and a dominant impact on their property. It is considered that the Local Planning Authority have acted positively and proactively in negotiating with the applicant, in order to significantly reduce the impact of the proposal on the neighbouring property and, that the scheme as now proposed would not have an unacceptable impact to the amenities of the occupants of Byre Cottage.

Planning permission is also being sought for the change of use of the existing residential annex to holiday accommodation. With regards to residential amenity no material adverse impacts are expected to occur for future occupiers of the holiday cottage. The two bedroom holiday cottage, with the proposed extension would accommodate a small, but sufficient level of amenity space.

Given the site specific conditions, the introduction of the proposed use would not adversely impact on the residential amenity of the host dwelling or nearby residential properties. The proposed access will provide parking for the occupiers of East House and the proposed holiday cottage. There is a proposed garage which has space for two vehicles and a turning circle which provides the space for a further 4. This is considered to benefit School Lane which suffers from cars parking on the highway and damaging the road. North Yorkshire Highways have no objection to application, but have recommended conditions.

A condition is considered necessary to ensure that the proposed conversion to holiday let will be tied /remain in the same ownership as the dwelling East House, Nawton. This will ensure that the amenity of the existing and future occupiers of the proposed holiday cottage and East House is protected.

It is therefore considered that subject to appropriate conditions this proposal complies with Policy SP20

(Generic Development Management Issues) of the Ryedale Plan - Local Plan Strategy.

iv) Other Matters, including issues raised in consultation responses

There have been several objections to the proposal from public consultation. A summary of the issues raised and a response to these is outlined below. The full objection letters can be viewed on the Council's website.

*Principle of Holiday Cottage*

The principle of the use of the current annex as a holiday cottage has been considered earlier in this report.

*Neighbouring Impact from Extension*

This issue has also been considered within this report.

*Increased building traffic*

The construction process is not a material planning consideration. Planning cannot control building safety or how the proposal is built.

*Condition of School Lane*

School Lane is not an adopted road maintained by North Yorkshire Highways. The proposed use of the annex as a holiday cottage is unlikely to result in any significant increase in traffic movements associated with the property over and above those which could occur as a result of its existing lawful use. The introduction of additional off street parking would also benefit the use of the road particularly for pedestrians.

*Increased Traffic*

This is addressed in the report above. It should be noted that there are also a number of dwellings and a school at the top of the lane which have the potential to contribute to an increase in the traffic using the lane.

*Parking Spaces*

The proposal includes provision for an appropriate level of parking spaces provided in the development.

*Works Safety*

The building process and the safety of this is not controlled by planning and therefore is not a material consideration.

*Child Safeguarding (through increase in traffic and strangers occupying the holiday cottage)*

The District Council considers the safety of children to be of the utmost importance. However, across Ryedale there are a significant number of residential properties, including holiday accommodation which are located on routes children use to walk to and from school. It is considered that the use of the annex as a holiday cottage presents no greater risk to the safety of children from strangers than the occupancy of any other dwelling in the District. It is not considered to be a sustainable reason for withholding consent.

In the light of the above, the proposal is considered to meet the relevant policy criteria outlined within Policies SP1, SP16, SP19 and SP20 of the Ryedale Plan - Local Plan Strategy and within the National Planning Policy Framework. The proposal is therefore recommended for approval.

**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, details and samples of the materials to be used on the exterior of the proposed building(s) shall be submitted to and approved in writing by the Local Planning Authority. No variation of the approved materials shall be undertaken without the express consent in writing of the Local Planning Authority.  
  
Reason: To ensure a satisfactory external appearance.
- 3 Before the development hereby permitted is commenced the developer shall construct on site for the written approval of the Local Planning Authority a one metre square free standing panel of brickwork of the type of brick to be used in the construction of the building. The brickwork panel so constructed shall be retained only until the development has been completed.  
  
Reason: To ensure a satisfactory external appearance.
- 4 The accommodation hereby approved shall not be sold off or separated from the main residential dwelling of East House, School Lane, Nawton.  
  
Reason: For the avoidance of doubt and to satisfy SP21 of the Ryedale Plan, Ryedale Plan, Local Plan Strategy.
- 5 Unless otherwise approved in writing by the Local Planning Authority, there shall be no excavation or other groundworks, except for investigative works, or the depositing of material on the site until the access(es) to the site have been set out and constructed in accordance with the published Specification of the Highway Authority and the following requirements:
  - a. Provision to prevent surface water from the site/plot discharge onto School Lane highway shall be constructed in accordance with details that shall be submitted and agreed with the Local Planning Authority in advance of the commencement of the development and maintained thereafter to prevent such discharges.  
All worked shall accord with the approved detailed unless otherwise agreed in writing by the Local Planning Authority.  
  
Reason: In accordance with Policy SP20 and to ensure a satisfactory means of access to the site from the School Lane highway in the interests of vehicle and pedestrian safety and convenience.
- 6 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing number 07 Revision D. Once created these parking areas shall be maintained clear of any obstructed and retained for their intended purpose at all times.  
  
Reason: In accordance with Policy SP20 and to provide from adequate and satisfactory provision of off-street accommodation for vehicles in the interest of safety and the general amenity of the development.
- 7 Unless otherwise approved in writing by the local Planning Authority, there shall be no HCVs brought onto the site until a survey recording the condition of the existing School Lane highway (between the junction with Chapel Street and 15 metres to the east of the site access)

has been carried out, together with a schedule of monitoring inspection and carrying out of identified repairs during the construction period in a manner that shall be prior approved in writing by the Local Planning Authority in consultation with the Highway Authority.

Reason: In accordance with Policy SP20 and in the interest of highway safety and the general amenity of the area.

- 8 No development for any phase of the development shall take place until a Construction Method Statement for that phase has been submitted to, and approved in writing by, the Local Planning Authority in consultation with the Local Highway Authority. The approved Statement shall be adhered to throughout the construction period for the phase. The Statement shall provide for the following in respect of the phase:
- a. The parking of vehicles of site operatives and visitors
  - b. Loading and unloading of plant and materials
  - c. Storage of plant materials used in constructing the development
  - d. Erection and maintenance of security hoarding including decorative displays and facilities for public viewing where appropriate
  - e. Wheel washing facilities
  - f. Measure to control the emission of dust and dirt during construction
  - g. A scheme for recycling/disposing of waste resulting from demolition and construction works
  - h. All construction deliveries to avoid school start and leaving times vis. 08:30 – 009:15 and 15:15 – 15:50 during active term periods.

Reason: In accordance with Policy SP20 and to provide for appropriate on-tie vehicle parking and storage facilities, in the interest of highway safety and the general amenity of the area.

- 9 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.