

Item Number: 12
Application No: 17/01314/FUL
Parish: Pickering Town Council
Appn. Type: Full Application
Applicant: Mr & Mrs Oxley
Proposal: Extension to existing car park providing an additional 3no. car parking spaces and creating a wider vehicular access to the site to include removal of part of brick dividing wall
Location: Burgate House Hotel 17 Burgate Pickering YO18 7AU
Registration Date: 30 October 2017
8/13 Wk Expiry Date: 25 December 2017
Overall Expiry Date: 14 December 2017
Case Officer: Emma Woodland **Ext:** 324

CONSULTATIONS:

Parish Council Concerns
Highways North Yorkshire

Neighbour responses: Ms Cathy Long, Mr James Robinson, Ms Susannah Turton, John Beardsley, Gillian & Alan Beardsley, Andrew & Elisabeth Gadsby, Mr Maurice Allanson,

Site:

17 Burgate Pickering fronts onto Burgate and lies within the Pickering conservation area. It currently operates as a Bed and Breakfast with car parking to its rear accessed off Willowgate. The application site lies immediately to the north of the carpark of No. 17, and is located to the rear of no's 18, 19 and 20 Burgate. All properties are within the conservation area and No. 19 is a Grade II listed building. The site is currently a garden which can be accessed by a narrow pedestrian passage from Willowgate to the southern side of a traditional stone outbuilding. The site is currently bounded by a brick wall to the south, and a combination of hedging and timber fences elsewhere. A pedestrian right of way to No. 20 Burgate has been fenced off to the east and north boundaries. Public views of the site are not possible due to the presence of the outbuilding to the east, the circa 2 metre high wall to the south and private gardens to the north.

Proposal:

The application proposes: Extension to existing car park providing an additional 3no. car parking spaces and creating a wider vehicular access to the site to include removal of part of brick dividing wall.

Relevant History:

17/00257/FUL- Withdrawn application from March 2017 proposed 'Extension to existing car park providing an additional 5no. car parking spaces and creating a wider vehicular access to the interior of the site to include removal of part of brick dividing wall.'

Policy Considerations:

SP12- Heritage- Local Plan Strategy
SP20- Generic Development Management Issues- Local Plan Strategy
National Planning Policy Framework

Appraisal:

This application proposes the change of use of a garden into a carpark providing 3 vehicle spaces. It has been confirmed by the applicants' agent that the car parking spaces will serve the occupiers/visitors to No's 18 and 19 Burgate. Gaining vehicular access to the site will involve the demolition of a section of wall circa 4 metres in length and the re-surfacing of the ground to include grasscrete paving. New box hedging is proposed to de-lineate the existing pedestrian right of way to the east and north of the site and the gardens to No's 18, 19 will be extended and formalised with a new fence. In addition, the boundary to No. 20 will be formalised with a new fence.

The amount of car parking proposed has been reduced from 5 spaces required in the previously withdrawn application to 3 car spaces in the current application. The section of wall proposed for removal has been reduced from circa 14 metres in length to circa 4 meters in length. The section of wall to be removed is located around 9.5 metres into the depth of the site from Willowgate.

The wall proposed for removal is constructed from brown/buff bricks and finished with a stone coping and set in lime mortar. The wall contributes to the character of the conservation area in that it is a traditional masonry wall which has been well built and well detailed. The removal of a section of 4m of walling is considered to have some harm to the character of the conservation area. It is considered however that the degree of harm caused is negligible to the overall character of the conservation area and that the harm has been mitigated to a large degree by minimising the amount of wall removed; the good design detailing of the remaining sections with brick piers. The removed portion is also set well within the depth of the site and therefore less readily visible from public areas.

Some loss of part of the garden can also be identified as being harmful to the character of the conservation area. However the degree of harm is very much 'less than less than substantial', as the garden is not visible nor can it be readily experienced by the public. In addition, the very minor harm caused by the loss of the garden has been mitigated to some extent by the proposed use of grasscrete surfacing and green landscaping.

The increased and better defined curtilage to No's 18 and 19 Burgate is an improvement on the existing situation. 19 Burgate is a Grade II listed building and as such the improved curtilage can be identified as a heritage benefit to the property. In addition, it is considered that the wider benefit of the creation of 3 car parking spaces to properties with no current formalised off-street car parking is a benefit. It will remove on-street car parking and provide a formalised arrangement to existing dwellings, 1 of which is a listed building. It is considered therefore that the very minor degree of harm caused to the conservation area is off set by the identified heritage benefits and wider public benefits of the application as proposed.

Other Matters Including Consultation Responses

North Yorkshire County Highways have been consulted on the application and at this point in time their written comments are still outstanding. Members will be updated of a formal response as and when received in the Late Pages or at the meeting.

There have been a number of neighbour responses objecting to the application. These comments can be themed into traffic safety- Willowgate being a narrow and busy road. Concerns regarding the conservation area have also been expressed in the loss of the garden and the loss of the wall. Full copies of all third party comments can be inspected on the Council's website.

Pickering Town Council have expressed concerns regarding the application in relation to the impact on the character of the conservation area, and the adverse impact of neighbours through the noise created by vehicles and the highway implications of increased traffic on Willowgate.

Matters relating to the conservation area have already been appraised above. It is noted that the additional spaces are accessed off the existing car park which serves the bed and breakfast accommodation at No. 17. The potential for additional noise disturbance is considered by Officers' to be relatively minor in the overall planning balance.

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 development hereby permitted shall be carried out in accordance with the following approved plan;

Drawing No. 170 906 02

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

- 3 Once created, the parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times and used solely by the occupiers/visitors to 18 and 19 Burgate.

Reason: In accordance with Policy SP20 and to provide for adequate and satisfactory provision of off-street accommodation for vehicles in the interests of safety and the general amenity of the development.

- 4 Within the first planting season after the commencement of the development hereby permitted (or such longer period as may be approved in writing by the Local Planning Authority) the proposed hedge planting shall be undertaken. Any failure within 5 years of planting shall be replanted with plants of a similar species and specification.

Reason: To preserve the character of the conservation area.