

**Item Number:** 13  
**Application No:** 18/00122/FUL  
**Parish:** Pickering Town Council  
**Appn. Type:** Full Application  
**Applicant:** Mr David Morrison  
**Proposal:** Change of use, alteration and extension of former hotel to form a terrace of 3no. 2 bedroom dwellings, erection of 3no. garden sheds/cycle stores and formation of 4no. parking spaces with turning area following demolition of existing side and rear extensions, together with erection of a detached 4 bedroom dwelling, attached 2 bay garage and replacement of existing front boundary treatments with 1.2m high metal fence and pedestrian gate.  
**Location:** Royal Oak Hotel 131 Eastgate Pickering YO18 7DW  
**Registration Date:** 27 February 2018  
**8/13 Wk Expiry Date:** 24 April 2018  
**Overall Expiry Date:** 22 May 2018  
**Case Officer:** Emma Woodland **Ext:** 324

#### CONSULTATIONS:

<b>Parish Council</b>	Supports change of use to a terrace of dwellings, concerns regarding the new build to the rear.
<b>Highways North Yorkshire Parish Council</b>	Recommends condition No objection
<b>Neighbour responses:</b>	Mrs Jean Scaling, Mrs Anne Wright, Mrs Anne Wright, Mrs R Wood, Miss Frances Wright, Miss Frances Wright,

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#### SITE:

The Royal Oak is located within the Pickering conservation area and a number of Grade II listed buildings are located within close proximity to the development site, the most prominent of which is the Grade II listed Eastgate House immediately adjacent to the west. As such, Ryedale District Council has a statutory duty to have special regard for the preservation of the setting of the listed building and for the preservation or enhancement of the conservation area.

The Royal Oak is a prominent building located on the south side of Eastgate hard up to the edge of the pavement. The building was formerly a pub/hotel which has been closed since 2016. The property is located within the Pickering Town Centre Commercial Limits and within the Development Limit for the town. A vehicular entrance which served the pub carpark is located off Outgang Road. The building is of traditional construction with a number of additions and extensions of varying quality. To the east of the site is a large industrial carpet warehouse which presents a large blank side elevation.

#### PROPOSAL:

The application seeks change of use of the Royal Oak pub into a 2 bedroom dwelling including demolition of extensions and erection of 2 attached 2 bedroom cottages fronting Eastgate. A new 4 bedroom detached dwelling is also proposed to the south of the pub within the former carpark/garden with an attached garage. The scheme has been revised by negotiation to reduce the size of the detached 4 bedroom dwelling and revise the design to address neighbour concerns regarding size and position of windows.

## **RELEVANT PROPERTY HISTORY:**

There is no relevant site history

## **POLICY:**

SP1- General Location of Dev and Settlement Hierarchy

SP2- Delivery and Distribution of New Housing

SP11- Community Facilities and Services

SP12- Heritage

SP16- Design

SP20- Generic Development Management Issues

SP22- Planning Obligations, Developed Contributions and the Community Infrastructure Levy

## **APPRAISAL:**

The proposal seeks to demolish parts of the former pub, erect 2 cottages and convert the pub into a residential unit. A new detached 4 bedroom house is proposed in the former pub garden/car park.

The main issues for consideration are:

- Principle of the development
- Heritage Issues
- Closure/ change of use of the public house
- Neighbour Amenities
- Other Matters

### Principle of the development

Following negotiation with Officers revised drawings of the detached dwelling to the south of the site have been submitted reducing the size of the dwelling and altering the design.

In terms of the principle of new dwellings, Pickering is a settlement which is identified as a Local Service Centre where residential development is supported in principle and as such the development complies with Policy SP1. The site is also within the development limits and as such the proposal complies with Policy SP2.

### Heritage Issues

The proposed demolition of later extensions to the pub are considered to be acceptable as they are of low quality and do not contribute to the character of the conservation area. The re-modelling of the historic pub building to include sympathetic new windows and chimneys is considered to enhance the character of the conservation area and setting of the listed building. The erection of 2 attached cottages to the east of the former pub is considered to enhance the character of the conservation area as they have been designed in a modest vernacular idiom which reflects the surroundings.

As the site is within the Pickering conservation area and adjacent to a listed building Policy SP12 requires that designated historic assets will be preserved and where appropriate enhanced. The revised drawings relate to the detached 4 bedroom dwelling proposed to be located in the former pub garden and car-park. Revisions have been sought to reduce the size of the dwelling to better relate to its context. The detached 4 bedroom house has been designed to relate to the burgage plot and reflect the position and design of a former outbuilding. This is considered to be an appropriate form of development in the conservation area and will not have an adverse effect of the setting of the adjacent listed building. The proposal is considered to enhance the Pickering conservation area by the sensitive development to the front of the site. The cottage style extensions are considered to be sympathetic to the host building and the detached new house is considered to be well integrated into its surroundings and as such complies with Policies SP12 and SP16 of the Ryedale Plan – Local Plan Strategy.

### Closure/ change of use of the public house

Policy SP11 relating to community facilities requires an applicant to demonstrate that there is no longer a need for the facility or that suitable alternatives exist. According to the submission documents, the pub has been closed as an operating business since August 2016. It states there are 13 other pubs/ drinking establishments located within Pickering Town centre and that the property was offered for sale in 2011 at which time it failed to generate interest. In 2017 the pub was put out to public auction but received no bids. The Town Council have not objected to the closure of the pub and have indeed supported the proposal that the Royal Oak is re-developed into a terrace of dwellings. The submission documents are considered by Officers to satisfy the provisions of Policy SP11. The application has however, been brought before Planning Committee because a local resident had objected to the closure of the pub.

### Neighbouring amenity

The design and scale of the detached 4 bedroom house has been revised to address concerns regarding amenity and overlooking of neighbours to the west of the site and concerns regarding the size of the detached dwelling. The previous proposal had a ridge height of c.9.4m the revised scheme is c.7.7m. The previous scheme was c. 23.6m long with a detached double garage, the revised scheme is c.17.2m long with an additional attached garage of c.6m long. The design of the dwelling has also been revised to overcome overlooking concerns to delete windows and reposition garages away from shared boundaries. Due to its reduced size, and more sensitive position and size of windows it is now considered that the proposal will not have a material adverse impact on the amenity of present or future occupiers or the users or occupants of neighbouring land and as such complies with Policy SP20. Neighbour objections to the previous scheme have been addressed and consultation responses from 2 neighbours on the amended scheme are positive. The Town Council also has no objections to the revised scheme. The proposal is considered to satisfy Policy SP20.

### Other Matters

The Local Highway Authority has no objection to the proposed development subject to the conditions listed below.

This application has been carefully considered by Officers and is considered to comply with Policies SP1, 2, 11, 12, 16 and 20. The development will be liable for Community Infrastructure Levy.

### **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 plans: Drawing Nos: 2351:7 rev B, 2351:8 rev A, 2351:6 rev B, 2351:4, 2351:6, 2351:5, 2351:9, 2351:11

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

- 3 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.

Reason: To preserve the conservation area

- 4 Prior to the commencement of the development hereby permitted, the developer shall construct on site for the written approval of the Local Planning Authority, a one metre square free standing panel of the external walling to be used in the construction of building. The panel so constructed shall be retained only until the development has been completed

Reason: To preserve the conservation area

- 5 Notwithstanding the provisions of Schedule 2, Part 1 of the Town & Country Planning (General Permitted Development) Order 1995 (or any Order revoking, re-enacting or amending that Order) development of the following classes shall not be undertaken other than as may be approved in writing by the Local Planning Authority following a specific application in that respect:

Class A: Enlargement, improvement or alteration of a dwellinghouse

Class B: Roof alteration to enlarge a dwellinghouse

Class C: Any other alteration to the roof of a dwellinghouse

Class D: Erection or construction of a domestic external porch

Class E: Provision within the curtilage of a dwellinghouse of any building or enclosure, swimming or other pool required for a purpose incidental to the enjoyment of a dwellinghouse or the maintenance, improvement or other alteration of such a building or enclosure

Class G: The erection or provision within the curtilage of a dwellinghouse of a container for the storage of oil for domestic heating

Class H: Installation, alteration or replacement of a satellite antenna on a dwellinghouse or within its curtilage.

Reason: To ensure that the appearance of the areas is not prejudiced by the introduction of unacceptable materials and/or structure(s).

- 6 Notwithstanding submitted details, details of all windows, doors and garage doors, including means of opening, depth of reveal and external finish at 1:10 scale including cross sections shall be submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure an appropriate appearance and to comply with the requirements of Policy H13 (i) of the Ryedale Local Plan.

- 7 The developer shall prepare on site for the written approval of the Local Planning Authority, a one metre square sample of the finished pointed stone following the removal of the render on the former pub building.

Reason: To preserve the conservation area.

- 8 No dwelling shall be occupied until the related parking facilities have been constructed in accordance with the approved drawing 2351:8 rev a. Once created, these parking areas shall be maintained clear of any obstruction and retained for their intended purpose at all times.

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.

- 9 Notwithstanding the provisions of the Town & Country Planning General Permitted Development Order 1995 or any subsequent Order, the garage(s) shall not be converted into domestic accommodation without the granting of an appropriate planning permission.

Reason: In accordance with Policy SP20 and to ensure the retention of adequate and satisfactory provision of off-street accommodation for vehicles generated by occupiers of the dwelling and visitors to it, in the interest of safety and the general amenity of the development.

- 10 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 and to ensure that no mud or other debris is deposited on the carriageway in the interests of highway safety.

- 11 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 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.

- 12 All doors and windows on elevations of the building(s) adjacent to the existing and/or proposed highway shall be constructed and installed, such that from the level of the adjacent highway for a height of 2.4 metres they do not open over the public highway, and above 2.4 metres no part of an open door or window shall come within 0.5 metres of the carriageway. Any future replacement doors and windows shall also comply with this requirement.

Reason: In accordance with Policy 20 and to protect pedestrians and other highway users.

## **INFORMATIVE(S)**

- 1 You are advised that this is a development that would be liable for to pay a Community Infrastructure Levy Charge
- 2 Works to the Eastgate frontage of the existing building may well require a hoarding and/or scaffolding to be erected and an appropriate licence must be obtained from the local highway authority in advance of commencement of such works. Contact [www.northyorks.gov.uk](http://www.northyorks.gov.uk)